**Address New Owner(s) as follows:**
**Georgia Community Investments, LLC**
**69 Thompson Lane**
**Nashville, TN 37211**

**Send Tax Bills to:**
**Georgia Community Investments, LLC**
**69 Thompson Lane**
**Nashville, TN 37211**

**Map Parcel Number:**
**150 09 0A 090.000**

Karen Johnson Davidson County
Batch# 997425 DEEDTRS
04/28/2023 01:08:58 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20230428-0031516

**Prepared by**
**Robert J. Solomon**
**Solomon | Baggett, LLC**
**3763 Rogers Bridge Road**
**Duluth, Georgia 30097**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by Bangally Sankans and Nyima Touray, husband and wife, to Robert M. Wilson, as Trustee, recorded January 9, 2008 in Davidson County Register's Office in Instrument # 20080109-0002852, conveying the hereinafter described real estate to secure payment of a Note and said Deed of Trust being described therein and last assigned to Bank United, N.A., through an Assignment recorded on September 7, 2021 in Inst # 20210907-0119270; and

WHEREAS, by instrument executed by Bank United, N.A., dated August 9, 2022, and recorded on August 12, 2022, and filed for record at Instrument # 20220812-0091888 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale,

Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 2/3/23, 2/10/23, 2/17/23 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on April 11, 2023, at 10:00am at public outcry, the hereinafter described real estate; at which sale Georgia Community Investments, LLC, being the highest and best bidder at and for the sum of $266,000.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto **Georgia Community Investments, LLC**, the following described real estate located in the County of Davidson, Tennessee:

**LAND IN DAVIDSON COUNTY, TENESSEE, BEING LOT(S) 244, AS SHOWN ON THE MAP ENTITLED FOREST VIEW PARK, SECTION VIII, OF RECORD IN BOOK 6900, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO BANGALLY SANKANS AND NYIMA TOURAY, MARRIED, BY DEED FROM CHARLES R. JOHNSON, MARRIED AND BEVERLY J. GRAVES, MARRIED, OF RECORD AS INSTRUMENT NO. 20080109-0002851, DATED JANUARY 8, 2008, SAID REGISTER'S OFFICE.**

Property known as: 1412 Calais Court, Antioch, TN. 37013.

TO HAVE AND TO HOLD the same described real estate unto Georgia Community Investments, LLC, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior or superior encumbrances, deeds of trust, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on April 11, 2023.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On April 11, 2023, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____




STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $266,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on April 11, 2023.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 266,000
, Affiant
Subscribed and sworn before me this the
28 Day of April, 2023.
Brandi Wise, Deputy Register