Karen Johnson Davidson County
Batch# 1003813 DEEDTRS
05/16/2023 01:45:46 PM 4 pgs
Fees: $23.00 Taxes: $752.95
20230516-0036636

PREPARED BY:

JOSHUA J. PHILLIPS
117 EAST MAIN ST.
GALLATIN, TENNESSEE 37066

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
PROPERTY FUND 629 LLC 5133 Harding Pike, Ste. B10 Nashville, TN	Same	119-13-0-259.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated July 22, 2019, in favor of TIMOTHY D. FERGUSON, as Trustee for the use and benefit of EDDY C. BROWN, as same appears of record in the Register's Office for Davidson County, Tennessee recorded July 24, 2019, at Instrument #20190724-0072628;

WHEREAS, EDDY C. BROWN is the true and lawful holder of the debt and has declared the entire indebtedness due and payable, but the obligation has not been paid;

WHEREAS, the undersigned JOSHUA J. PHILLIPS was duly appointed as Substitute Trustee by instrument filed of record in the Register's Office for Davidson County, Tennessee, on February 27, 2023, at Instrument #20230227-0013495;

WHEREAS, the Substitute Trustee caused the Property to be advertised and sold in accordance with the terms of the Deed of Trust;

WHEREAS, the Substitute Trustee caused a diligent search for the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501 et seq.;

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy at the time the foreclosure proceeding was commenced and at the time the Property was sold;

WHEREAS, the Substitute Trustee caused notice to be published as provided for under Tenn. Code Ann. § 35-5-104 and as provided in the Deed of Trust in the Nashville Ledger that the Property would be sold on **May 9, 2023, at 10::00 A.M.** on the courthouse steps facing the public square outside the main entrance of the Davidson County Courthouse, located in Nashville, Tennessee, such advertisement appearing in the Nashville Ledger on April 21, April 28, and May 5, 2023, and such notice was sent to the parties required under Tenn. Code Ann. § 35-5-101(e) on or before the first publication date; and

WHEREAS, on May 9, 2023, the Substitute Trustee appeared and offered the Property for sale, and after opening the floor for competitive bids, sold the Property, located at 412 McIver Street, Nashville, Tennessee 37211, to PROPERTY FUND 629 LLC, at the price of $203,500, this being the highest, last, and best bid.

NOW THEREFORE, JOSHUA J. PHILLIPS, as Substitute Trustee, in consideration of the premises and for the sum of $203,500 to me in hand paid, the receipt of which is hereby acknowledged, by these presents does transfer and convey unto PROPERTY FUND 629 LLC ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitations, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows:

> Being land in Davidson County, Tennessee, Lot No. 13 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 322, Page 75, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to PHILLIP GALLUCCI and wife, DIANNE GALLUCCI, by Warranty Deed from EDDY C. BROWN, recorded on July 24, 2019, at Instrument #20190724-0072627, with the Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> Street Address: 412 McIver St., Nashville, TN 37211
>
> Parcel ID: 119 13 0 259.00

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, the Deed of Trust.

The sale will subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this Substitute Trustee Sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as show with respect to the aforementioned Property in the Register's Offices of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the Register's Offices; and any other matters which an accurate survey of the Property may disclose.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Witness the signature of the Substitute Trustee this the 10th day of May, 2023.

By: _____
JOSHUA J. PHILLIPS, as Substitute Trustee

STATE OF TENNESEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, JOSHUA J. PHILLIPS, as Substitute Trustee, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

R. L. HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Witness my hand and official seal at Gallatin, Tennessee, this 10th day of May, 2023.

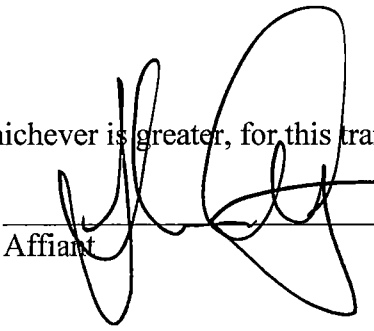
_____
Notary Public

My Commission Expires: 10.21.2025

OATH OF CONSIDERATION

STATE OF TENNESEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $203,500.

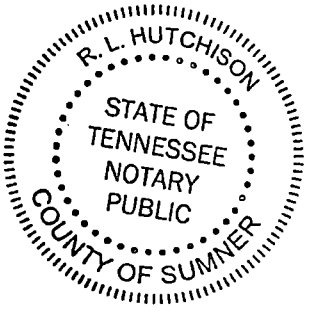


Affiant

Sworn to and subscribed before me
this 10th day of May, 2023.



Notary Public



My Commission Expires: 10.21.2025