Name and address of new owner:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1010931 DEEDTRS
06/02/2023 04 09 03 PM 3 pgs
Fees $18 00 Taxes $2,666 21
20230602-0042040

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL:

033-04-0C-001.00-CO	033-04-0C-009.00-CO
033-04-0C-002.00-CO	033-04-0C-010.00-CO
033-04-0C-003.00-CO	033-04-0C-011.00-CO
033-04-0C-004.00-CO	033-04-0C-014.00-CO
033-04-0C-005.00-CO	033-04-0C-015.00-CO
033-04-0C-006.00-CO	033-04-0C-016.00-CO
033-04-0C-007.00-CO	033-04-0-033.00
033-04-0C-008.00-CO	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 28, 2021, of record at Instrument No.: 20211102-0146608 and Modification of Deed of Trust of record at Instrument No.: 20221209-01282220 in the Register's Office of Davidson County, Tennessee, **Dry Creek Acquisitions, LLC**, conveyed to J. Carlton Drumwright of Williamson County, Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Meridian Capital Group, LLC; and,

WHEREAS, by instrument recorded at Instrument No.: 20230502-0032333 said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 12, 2023, May 19, 2023 and May 26, 2023 stating that on **Friday, June 2, 2023 at 12:00 pm (Noon)** in the hallway just outside of the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Meridian Capital Group, LLC**, its successors and assigns for **$720,597.21**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Meridian Capital Group, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land situated in Davidson County, Tennessee, being Units 1-11, 14, 15, and 16, as established in Declaration of Covenants, Conditions and Restrictions for Dry Creek Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No.: 20200730-0084020, and Amended at Instrument No.: 20200903-0100125, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Map and Parcel:
033-04-0C-001.00-CO
033-04-0C-002.00-CO
033-04-0C-003.00-CO
033-04-0C-004.00-CO
033-04-0C-005.00-CO
033-04-0C-006.00-CO
033-04-0C-007.00-CO
033-04-0C-008.00-CO
033-04-0C-009.00-CO
033-04-0C-010.00-CO
033-04-0C-011.00-CO
033-04-0C-014.00-CO
033-04-0C-015.00-CO
033-04-0C-016.00-CO

ADDED PROPERTY BY MODIFICATION:
Land in Davidson County, being a 1.49 acres tract, more or less, as shown on Plat of Goodlettsville Heights, Section No.: IV, a plat of which is of record in Book 2133, Page 44 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at a concrete marker at the Southwest corner of Lot No. 19 on said plat, running thence North 59 degrees 51 minutes East 272.3 feet to a concrete marker; thence North 47 degrees 37 minutes East 68.9 feet to a concrete marker; thence South 18 degrees 9 minutes West 40.7 feet to a concrete market; thence South 16 degrees 6 minutes West 340.5 fee to a concrete market; thence North 0 degrees 27 minutes West 209.3 feet to the point of beginning.

Map/Parcel 033-04-0-033.00

DEED REFERENCE:
Being the same property conveyed to Dry Creek Acquisitions, LLC, a Tennessee limited liability company, by Quitclaim Deed from CDS Capital, LLC, a Delaware limited liability company, of record in Instrument No.: 20211102-0146607 Register's Office for Davidson County, Tennessee dated October 28, 2021 and recorded on November 2, 2021.

Being a portion of the same property conveyed to CDS Capital, LLC, a Delaware limited liability company by Warranty Deed from Stewart Building Group, LLC of record in Instrument No.: 20180926-0095362 Register's Office for Davidson County, Tennessee dated September 24, 2018 and recorded on September 26, 2018. Said deed was corrected by a Scrivener's Affidavit in Instrument No.: 20190107-0001507, said Register's Office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20211102-0146608 and modification of deed of trust of record at Instrument No.: 20221209-0128222, said Register's Office.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 2nd day of June, 2023.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 2nd day of June, 2023.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$720,597.21**.

Affiant

Subscribed and sworn before me, this 2nd day of June, 2023.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #75988