Karen Johnson Davidson County
Batch# 1018203 DEEDTRS
06/23/2023 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,576.20
20230623-0047716

PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

LOGS:23-123403
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 2018, recorded in Instrument No. 20181025-0105612, in the Register's Office of Davidson County, Tennessee, Sonia M. Diaz conveyed to Yale Riley, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument # 20230403-0023682, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on April 7, 2023, April 14, 2023, April 21, 2023 by which advertisement the sale was appointed to be held on May 31, 2023, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Breckenridge Property Fund 2016, LLC for the sum of $426,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Breckenridge Property Fund 2016, LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Breckenridge Property Fund 2016, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Breckenridge Property Fund 2016, LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land situated in the County of Davidson in the State of TN

LOT NO. 6, ON THE PLAN OF LAKELAND SUBDIVISION, PHASE ONE, SECTION II, OF RECORD IN BOOK 6900, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Commonly known as: 2817 Airwood Dr, Nashville, TN 37214-2841
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Being the same property conveyed to Sonia M. Diaz, unmarried, by deed dated April 23, 2009 of record in Deed Instrument/Case No. 20090429-0038491, in the County Clerk's Office.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20181025-0105612, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Book 20090429, Page 38491, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Breckenridge Property Fund 2016, LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this Fourteenth day of June, 2023.

LLG Trustee TN LLC

By: _____
Morgan Lewis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 14th day of June, 2023, before me, a Notary Public, in and for said State and County, personally appeared Morgan Lewis, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

3-22-24
My commission expires:

_____
Notary Public

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $426,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Morgan Lewis
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

3/22/24
My commission expires:

_____
Notary Public

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2024

PROPERTY ADDRESS: 2817 Airwood Dr, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd
Redondo Beach, CA 90278

LOGS File #23-123403
Map & Parcel -095 12 0 172.00

RETURN TO:

BRECKENRIDGE PROPERTY FUND 2016, LLC

2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

Tennessee Certification of Electronic Document

I, G. Hercules, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/14/2023 (date of document).

Affiant Signature

6/22/23
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 22 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Sep 13, 2026

NOTARY'S SEAL

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026