Address of New Owner:
Linda Gail Compton
904 Harpeth Trace Drive
Nashville, TN 37221

This instrument prepared by:
J. Timothy Street
Attorney at Law
236 Public Square – Ste 103
Franklin, TN 37064

Send Tax Bills to:
Linda Gail Compton
904 Harpeth Trace Drive
Nashville, TN 37221

Map & Parcel: 136 11 0 075.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 10, 2021 and recorded in Instrument No. 20211124-0156614, Register's Office for Davidson County, Tennessee, LeRyall Johnson, Member Idaho State Builders, LLC conveyed to Rudy Title and Escrow, LLC, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed J. Timothy Street as Successor Trustee by instrument recorded at Instrument No. 20230616-0045965, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Linda Compton, the lawful owner and holder of said indebtedness having declared all of the unpaid balance due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust and to sell the hereinafter described property; and

WHEREAS, J. Timothy Street, Successor Trustee did give notice of the time and place of sale by publication in the The Westview Newspaper, LLC dba The Ledger, a newspaper

Karen Johnson Davidson County
Batch# 1027830 DEEDTRS
07/18/2023 02:15:30 PM 6 pgs
Fees: $33.00 Taxes: $370.00
20230718-0055252

published in Nashville, Davidson County, Tennessee, for three consecutive weeks, insertion of said advertisement appearing in each of the issues of said newspaper on June 23, 2023, June 30, 2023 and July 7, 2023, respectively; and

WHEREAS, pursuant to the terms of said notice and Deed of Trust the undersigned, J. Timothy Street, Successor Trustee, on July 14, 2023 at 10:00 a.m. at The Bridgestone Arena f/k/a Gaylord Entertainment Center exterior entrance to the Office of the Davidson County Register of Deeds, said entrance being located at 501 Broadway, Nashville, Tennessee 37203 at which time and place the undersigned, J. Timothy Street did offer said property for sale at public outcry to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead; and

WHEREAS, at said sale Linda Compton was present and made a bid in the amount of One Hundred Thousand and 00/100 ($100,000.00) Dollars, which was proven to be the highest and best bid.

NOW, THEREFORE, inconsideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sale and convey to the said Linda Compton, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

See Attached Exhibit A.

Property Address:
2830 Old Smith Springs Road
Nashville, Tennessee 37217

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. Subject to all matters shown on the Plan of record in Plat Book 6900, page 636 and Plat Book 4660, page 142, Register's Office for Davidson County, Tennessee.

2. Any and all existing easements and restrictions as shown of record not stated herein.

3. Any and all visible easements on and across subject property.

4. Applicable building and zoning regulations and permits.

5. Metropolitan Nashville Davidson County taxes for the year 2023, an amount not yet due and payable.

6. Metropolitan Nashville Davidson County taxes for the year 2022, an amount due and payable.

7. Any and all restrictions, conditions, and easements of record.

8. Subject to any and all building and zoning regulations of City, County, and State.

9. Subject to all matters of public record.

TO HAVE AND TO HOLD, said tract of land together with all appurtenances, estate, title and interest thereunto belong to Linda Compton, her successor and assigns, forever.

I, J. Timothy Street, as Successor Trustee, under said Deed of Trust of record at Instrument No. 20211124-0156614, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto Linda Compton, her successors and assigns, all of the right, title and interest in and to said property vested in me in which I have a right to transfer, in as full and ample manner as I as Successor Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Successor Trustee this 14th day of July, 2023.

J. Timothy Street, Successor Trustee
SUCCESSOR TRUSTEE

State of Tennessee)
County of Williamson)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2023.

Denise Colagross
Notary Public

DENISE COLAGROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-1-2027

My Commission Expires: 2/1/27

I hereby swear or affirm that the actual consideration paid for this property is One Hundred Thousand and 00/100 ($100,000.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee
J. Timothy Street

Sworn to and subscribed before me this 14th day of July, 2023.

Denise Colagross
Notary Public

DENISE COLAGROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-1-2027

2/1/27
My Commission Expires

EXHIBIT A

Located in Davidson County, Tennessee and more particularly described as follows: Being Lot No. 1 on the Plan of Priest Lake Park, Section Six, of record in Book 6900, Page 636, Register's Office for Davison County, Tennessee. See recorded plat for a more complete description.

Being the same property conveyed to Idaho State Builders LLC by Warranty deed from Linda Gayle Compton of record in Instrument No. 20211124-0156613 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 24, 2021 and being the same property conveyed to Rudy Title and Escrow, LLC, Trustee by Deed of Trust at Instrument No. 20211124-0156614. R.O.D.C.

I, Thomas N. Jones, 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 July 14, 2023 (date of document).

Thomas N. Jones
Date: July 17, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 17th day of July, 2023.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8.3.26

