Karen Johnson Davidson County
Batch# 1037316 DEEDTRS
08/11/2023 12:22:14 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20230811-0062483

FILE NO.: 23-07932

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Judy A. Ogle and Charles C. Ogle conveyed to Yale Riley as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated July 31, 2021 and recorded on August 18, 2021 in Instrument No. 20210818-0111941, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**; and

WHEREAS, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20230526-0039766 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on June 15, 2023, June 22, 2023, and June 29, 2023; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on July 27, 2023 at 11:00 AM to the highest and best bidder for cash, at which sale 1 Public Homes LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $238,000.00; and

WHEREAS, 1 Public Homes LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by 1 Public Homes LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto 1 Public Homes LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Tax Id Number(s): 142 06 0D 064.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 36A ON THE PLAN OF SECTION SEVEN DORAL COUNTY VILLA OF RECORD IN PLAT BOOK 5200, PAGE 223, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE ACCURATE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN COMMON ELEMENTS OF DORAL COUNTRY VILLA, SECTION VII, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5532, PAGE 727, AMENDED IN BOOK 5623, PAGE 252, SAID REGISTER'S OFFICE.

Parcel ID: 142 06 0D 064.00

Commonly known as: 549 Doral Country Dr, Nashville, TN 37221-2615

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to CHARLES C. OGLE AND JUDY A. OGLE, HUSBAND AND WIFE, by deed dated May 28, 2004 of record in Deed Instrument/Case No. 20040602-0064414, in the County Clerk's Office.

Property commonly known as: 549 Doral Country Dr, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 4th day of August, 2023.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly ~~as~~ Agent

Subscribed and sworn to before me on this 4th day of August, 2023.

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

Brock & Scott File No.: 23-07932
Property Address: 549 Doral Country Dr, Nashville, TN 37221
Tax Parcel I.D. No.: 142060D06400CO
Property Owner and Tax Notices:
1 Public Homes LLC
5133 Harding Pike, Ste B10
Nashville, TN 37205