FILE NO.: QKN-22-05655

Karen Johnson Davidson County
Batch# 1038917 DEEDTRS
08/16/2023 12:26:21 PM 4 pgs
Fees: $23.00 Taxes: $510.60

20230816-0063842

Prepared by and Return to:
Rubin Lublin TN, PLLC
1661 International Drive, Suite 400
Memphis, TN 38120
QKN-22-05655

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
1 Public Homes LLC	**1 Public Homes LLC**	**098 05 0 181.00**
5133 HARDING PIKE Suite B10 PMB 185 NASHVILLE, TN 37205	**5133 HARDING PIKE Suite B10 PMB 185 NASHVILLE, TN 37205**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 15, 2019 and recorded August 20, 2019, at **Instrument Number 20190820-0083170**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **DENNIS L. PHILLIPS** ("Borrower") conveyed to YALE RILEY, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on August 15, 2019, (the "Note"), which obligation is presently held by **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of YALE RILEY, said appointment being set forth in **Instrument Number 20221116-0122109** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of 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.; and

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 both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on July 27, 2023, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on June 22, 2023, June 29, 2023, July 6, 2023, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, on July 27, 2023, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **1 Public Homes LLC** at the price of **One Hundred Thirty-Eight Thousand and 00/100 ($138,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Thirty-Eight Thousand and 00/100 ($138,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **1 Public Homes LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, 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, to wit:

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN, LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 31-B, ZONE LOT DIVISION OF LOTS 30 & 31, ON THE PLAN OF HUNTERS POINT SUBDIVISION, AS OF RECORD IN BOOK 6250, PAGE 774, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The source of title is recorded at Instrument Number 20041203-0144440, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 5172 HUNTERS POINT LN, HERMITAGE, TN 37076.

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, said Deed of Trust.

Said sale will be 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 foreclosure 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 shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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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 on this the 4 day of August, 2023.

Rubin Lublin TN, PLLC

Printed Name: Jonathan Laster
Title: Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Nicole Gordon, of the state and county aforesaid, personally appeared, Jonathan Laster, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be an Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 4 day of August, 2023.

Notary Public

My commission expires: 6/13/2027

NICOLE GORDON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES JUNE 13, 2027

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.

WITNESS my hand on this 16th day of August, 2023.

Printed Name: Nathan Goss Grantee/Agent

Sworn to and subscribed before me this on this the 16th day of August, 2023.

Notary Public

My commission expires: July 7, 2025

KAREN M. BRUNETTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires July 7, 2025

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Jeffrey C. Horn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on 8/9/23 and authenticated according to law.

Signature

8/11/23

Date

State of Georgia

County of Gwinnett

Personally appeared before me Nicole Gordon, a notary public for this county and state, Jeffrey C. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

8/11/23

Date

Seal (if on paper)

My Commission Expires: 6/13/2027

NICOLE GORDON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES JUNE 13, 2027