This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP 142-08-0A PARCEL 032.00
119 HOLLY FOREST
NASHVILLE, TN 37221

Karen Johnson Davidson County
Batch# 1043457 **DEEDTRS**
08/28/2023 11:29:41 AM 2 pgs
Fees: $13.00 Taxes: $564.25

20230828-0067062

NO MORTGAGE
New Owner - Send Tax Bills:
CORNERSTONE INVESTMENTS, INC.
718 THOMPSON LANE
SUITE 108
NASHVILLE, TN 37204

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 11, 2020, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **LAYNE A. POLLAK AND CARA M. POLLAK, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$22,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20200626-0069077,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20230720-0055792** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of **JULY 28, 2023/AUGUST 4, 2023/AUGUST 11, 2023** in **NASHVILLE LEDGER,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **TUESDAY, AUGUST 22, 2023 AT 11:00 A.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CORNERSTONE INVESTMENTS, INC.,** submitted the highest and best bid in the amount of **$152,500.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CORNERSTONE INVESTMENTS, INC.,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING UNIT NO. 32 ON THE PLAN OF PHASE 1, CORONADA TOWN HOME CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 4860, PAGE 26, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF, TOGETHER WITH THE SAID APARTMENTS APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

SUBJECT TO THE FOLLOWING:
(1) ALL MATTERS SHOWN ON THE PLAN OF RECORD AS SET FORTH IN PLAT BOOK 4860, PAGE 26, SAID REGISTER'S OFFICE; (2) THE PREMISES HEREIN INSURED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS, AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF CORONADA CONDOMINIUMS, OF RECORD IN BOOK 4901, PAGE 679, AND AS AMENDED IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675, BOOK 5869, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (3) BY-LAWS OF CORONADA HOMEOWNERS ASSOCIATION, INC. OF RECORD IN BOOK 4901, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (4) RESOLUTION TO WAIVE RIGHT OF FIRST REFUSAL ON SALE OF UNITS, AS RESERVED IN THE BYLAWS OF CORONADA CONDOMINIUM ASSOCIATION OF RECORD IN INSTRUMENT NO. 20100304-0016850, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (5) CHARTER OF CORONADA CONDOMINIUM ASSOCIATION, INC. OF RECORD IN BOOK 4902, PAGE 938, AMENDED IN BOOK 6132, PAGE 118 AND BOOK 7694, PAGE 733, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (6) GRANT OF UNDERGROUND UTILITY EASEMENT OF RECORD IN BOOK 7173, PAGE 324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.
SUBJECT TO FIRST MORTGAGE DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20190320-0025239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LAYNE A. POLLAK, A MARRIED MAN, BY WARRANTY DEED DATED JANUARY 7, 2016 AND RECORDED IN INSTRUMENT NO. 20160108-0001895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LAYNE A. POLLAK HAVING SINCE DIED BEING SURVIVED BY HIS WIFE, CARA MACKIN POLLAK.

THIS IS IMPROVED PROPERTY KNOWN AS 119 HOLLY FOREST, NASHVILLE, TN 37221.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CORNERSTONE INVESTMENTS, INC.,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the Power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES,** Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 22, 2023.**

Notary Public

My Commission Expires: 11.6.24

JESSICA D. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$152,500.00**

Affiant

Subscribed and sworn to before me, this **22ND day of AUGUST, 2023**

Notary Public

My Commission Expires: 11.6.24

JESSICA D. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024