Name & Address of Owner for Tax Bills:
Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1045650 DEEDTRS
09/01/2023 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $259.00
20230901-0068966

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 07500007401

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust and Assignment of Leases and Rents dated October 27, 2020 of record at Instrument Nos.: 20201029-0125991 and 20201029-0125992 Register's Office, Davidson County, Tennessee, **Mariam Mohamed** and **Mohamoud S. Dahir**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Grassland Financial Services, LLC; and,

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM of the Tennessean,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of August 11, 2023, August 18, 2023 and August 25, 2023 stating that on **Friday, September 1, 2023 at 12:00 pm (Noon)** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Trustee, offered said property for sale at public outcry and sold said property to Grassland Financial Services, LLC, its successors and assigns for **$70,000.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Trustee**, do hereby bargain and sell, and by these presents

transfer and convey unto the said Grassland Financial Services, LLC (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Tract 1 (0 Tulip Grove Rd.):

Parcel ID: 07500007401
Address: 0 Tulip Grove Road, Hermitage, TN 37076
Owner: Mohamed, Mariam

Commence at the East corner of parcel (07500007400), westerly right of way line of Tulip Grove Road and point of beginning; thence run South 07 degrees 29 minutes 03 seconds West (22.47 feet); thence continues with curvature 30 degrees 54 minutes 58 seconds, radius 469.00, length (253.07 feet) centroid (250.01 feet); thence run North 46 degrees 53 minutes 57 seconds West, length (206.92 feet); thence run North 42 degrees 53 minutes 00 seconds East, length (175.35 feet) to the point of beginning.

DEED REFERENCE:
Being the same property conveyed to Mariam Mohamed by Warranty Deed from Saeed D. Saeed of record in Instrument No.: 20200317-0029558, Register's Office for Davidson County, Tennessee dated March 16, 2020 and recorded on March 17, 2020.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20201029-0125991 said Register's Office.

TAX MAP-PARCEL NO.: 07500007401
PROPERTY ADDRESS: 0 Tulip Grove Road, Hermitage, Tennessee , as shown on the tax maps for the Assessor of Property for Davidson County, TN.

Included in Deed of Trust but EXCLUDED from this foreclosure sale:
Tract 2 (0 Couchville Pike) – Parcel No.: 13800001600

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand on this the 1st day of September, 2023.

David G. Mangum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 1st day of September, 2023.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**.

Affiant

Subscribed and sworn before me, this 1st day of September, 2023.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #75938

CERTIFICATION OF ELECTRONIC DOCUMENT

I, David G. Mangum, 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 September 1, 2023.

Affiant Signature

September 1, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/2/2023

Notary's Seal (if on paper)

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY