Karen Johnson Davidson County
Batch# 1048512 DEEDTRS
09/11/2023 01:13:40 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20230911-0071111

FILE NO.: 22-06613

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Angel Guay conveyed to K. Thomas Sidwell as Trustee for the benefit of Right Mortgage Company, 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 February 23, 2004 and recorded on March 2, 2004 in Instrument No. 20040302-0023691, 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 **U.S. Bank National Association**; and

WHEREAS, U.S. Bank National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20220526-0061334 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 September 8, 2022, September 15, 2022, and September 22, 2022; 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 August 24, 2023 at 11:00 AM to the highest and best bidder for cash, at which sale PROPERTY FUND 629 LLC., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $259,000.00; and

WHEREAS, PROPERTY FUND 629 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 PROPERTY FUND 629 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 PROPERTY FUND 629 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:

Being Lot No. 189 on the Condominium Site Plan of River Glen a Planned Unit Development, Phase IV, Section 2 of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angel Guay, unmarried, by deed from Fox Ridge Homes, Inc. of record in Instrument No. 200005080046594, Register's Office for Davidson County, Tennessee.

Property commonly known as: 3033 Penn Meade Way, Nashville, TN 37214.

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 30th day of August, 2023

Brock & Scott, PLLC

By: BW

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

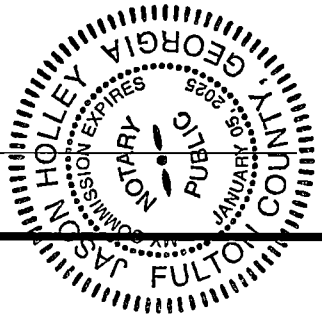
STATE OF GEORGIA
COUNTY OF DEKALB

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: _____



STATE OF GEORGIA
COUNTY OF DEKALB

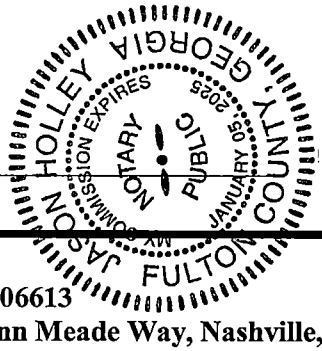
I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 30 day of August, 2023.

Notary Public

My Commission Expires: _____



Brock & Scott File No.: 22-06613
Property Address: 3033 Penn Meade Way, Nashville, TN 37214
Tax Parcel I.D. No.: 052 13 0B 151.00
Property Owner and Tax Notices:
PROPERTY FUND 629 LLC.
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205