Name and address of new owner:
Property Fund 629, LLC
5130 Harding Pike, Suite B-10 #185
Nashville, TN 37205

Send Tax Bills:
Property Fund 629, LLC
5130 Harding Pike, Suite B-10 #185
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1049399 DEEDTRS
09/13/2023 01:19:26 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20230913-0071839

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

MAP/GROUP/PARCEL: 007-14-0B-005.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 4, 2020, of record at Instrument No.: 20200908-0101907 in the Register's Office of Davidson County, Tennessee, **Springer Investments, LLC**, a limited liability company, conveyed to Homestead Title & Escrow, LLC the hereinafter described property to secure the therein mentioned indebtedness to Brenda Haynes Roberts; and,

WHEREAS, by instrument recorded at Instrument No.: 20230714-0054102, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; 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, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute 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* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 28, 2023, August 4, 2023 and August 11, 2023 stating that on **Friday, August 18, 2023 at Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, 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, Substitute 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, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Property Fund 629, LLC**, its successors and assigns for **$302,000.00**, 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, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Property Fund 629, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 5 of Building A on the Plan of Magnolia Station-Phase One, a Condominium, created under the provisions of T.C.A. Section 64-27-101, et seq. as amended, and as established by a Master Deed recorded as Instrument No.: 20030827-0124444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No.: 20041001-0118510, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, to which plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Area referred to herein.

DEED REFERENCE:
Being the same property conveyed to Springer Investments, LLC by Warranty Deed dated September 4, 2020 from Brenda Haynes, an unmarried woman, of record in Instrument No.: 20200908-0101906, Register's Office for Davidson County, Tennessee.

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.: 20200908-0101907, said Register's Office.

TAX MAP-PARCEL NO.: 007-14-0B-005.00CO
PROPERTY ADDRESS: 1900 Tinnin Road, Unit 5, Goodlettsville, TN, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

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.

WITNESS my hand on this the 18th day of August, 2023.

David G. Mangum, Substitute 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, Substitute 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 18th day of August, 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 $**302,000.00**.

Affiant

Subscribed and sworn before me, this 18th day of August, 2023.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #76013