Karen Johnson Davidson County
Batch# 1049705 DEEDTRS
09/14/2023 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $869.64
20230914-0071991

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2023-00089
Property Address: 2401 Santi Avenue, Nashville TN 37208
Parcel Number: 081 10 0 205.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Warford Peaks, LLC conveyed to Matthew Williams, Trustee for the benefit of Easy Street Capital Investments, LLC, 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, 25 2022, and recorded on March 17, 2022 Instrument No. 20220317-0031355 in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, EF Mortgage LLC, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee Instrument No. 20230525-0039534 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, 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, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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 July 27, 2023, at 10:00 AM to the highest and best bidder for cash, at which sale EF Mortgage LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $235,038.45; and

WHEREAS, the high bidder 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 the payment by EF Mortgage LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto EF Mortgage 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:

Land in Davidson County, Tennessee, being part of Lot No. 119 on the map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 119 begins at a point on the Southerly margin of Rose Street, which point is 83.24 feet West of the Southwest corner of the intersection of said Rose Street and 24th Avenue North; thence in a Westerly direction along said Rose Street 70.26 feet to the margin of a 15 foot alley; thence in a Southerly direction with the Easterly margin of said alley a distance of 87 feet to a point, being the common corner of Lot Nos. 119 and 120 on said plan; thence in an Easterly direction with the dividing line between Lots 119 and 120 a distance of 62.65 feet to a point; thence North 10 degrees West, a distance of 73 feet to the point of beginning.

Being the same property conveyed to James C. Tolbert, Jr. by deed from Joanie Abernathy, Administratrix of the Estate of Virginia D. Gray, dated May 12, 1992, of record in Book 8624, Page 554, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from James C. Tolbert, Jr dated February 28, 2022, and filed of record in Instrument Number 20220309-0027326, Register's Office for Davidson County, Tennessee, on March 9, 2022.

Being the same property conveyed to Warford Peaks LLC a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company dated February 28, 2022, and filed of record in Instrument Number 202203170031354, Register's Office for Davidson County, Tennessee, on March 17, 2022.

Being also known as 2401B Santi Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said EF Mortgage LLC, its/his/her successors and assigns forever, to whom the said McMichael Taylor

Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 11 day of Sept., 2023.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, LLC, 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 the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public
My Commission Expires: 11-9-2025

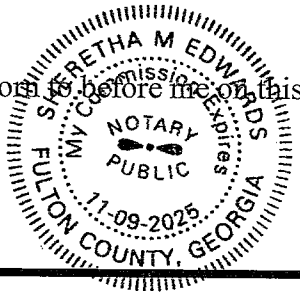
SHERETHA M EDWARDS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 11-09-2025

STATE OF GEORGIA
COUNTY OF GWINNETT

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 $235,038.45 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 14th day of September, 2023.



Notary Public
My Commission Expires: 11-9-2025

Property Address: 2401 Santi Avenue, Nashville TN 37208
Parcel Number(s): 081 10 0 205.00
Property Owner and Tax Notices:

EF Mortgage LLC
c/o BSI Mortgage Services, LLC
4200 Regent Blvd, Suite 8200
Irving TX 75063

Tennessee Certification of Electronic Document

I, Cindy Sherwood, 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 09/11/2023 (date of document).

Affiant Signature

09/13/2023

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 13 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2025

NOTARY'S SEAL

