Karen Johnson Davidson County
Batch# 1049709 DEEDTRS
09/14/2023 08:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,476.30
20230914-0072003

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2023-00092
Property Address: 3205 Glencliff Road, Nashville TN 37211
Parcel Number: 133-03-0-067-00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Doron Contracting Company 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 October 6, 2021, and recorded on November 1, 2021 Instrument No. 20211101-0145891 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. 20230518-0037475 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 was originally scheduled for sale on June 29, 2023 at 10:00 AM and was postponed until July 27, 2023 and was sold 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 $399,000.00; 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:

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit:

Being the Southeastern part of Lot No. 8 on the Map of Subdivision of Mrs. Bettie Smith's property on Antioch Pike, of record in Book 843, Page 59, Register's Office for Davidson County, Tennessee. Said part of said lot front 100 feet on the West side of Glen Cliff Road and extends back between parallel lines as measured from the center line of said road, 253 feet to a dead line.

BEING the same property conveyed to Brian Chester by Warranty Deed from Goldrich Mastermaid, Inc., a California corporation dated March 31, 2021 and filed of record in Instrument No. 20210407 -0045729, 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 Brian Chester unmarried man, dated October 14, 2021 and filed of record in Instrument Number, 20211018-0139545 Register's Office for Davidson County, Tennessee, on October 18, 2021

BEING the same property conveyed to Doron Contracting Company, LLC, a Texas Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated October 14, 2021 and filed of record in Instrument Number 202111010145890 Register's Office for Davidson County, Tennessee, on November 1, 2021

Being also known as 3205 Glencliff Rd, Nashville, TN 37211

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 $399,000.00 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 11th day of September, 2023.

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

Notary Public
My Commission Expires: 11-9-2025

Property Address:	3205 Glencliff Road, Nashville TN 37211
Parcel Number(s):	133-03-0-067-00
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

