Karen Johnson Davidson County
Batch# 1051741 DEEDTRS
09/19/2023 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $4,033.00
20230919-0073571

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary B Hammet, Lawrence B Hammet, II

GRANTEE(s)
Daniel Heichelbech

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 28, 2003 and recorded March 7, 2003, Document No. 20030307-0030462 in the Register's Office of Davidson County, Tennessee, Mary B Hammet, Lawrence B Hammet, II conveyed to G. Rick Archer, as Trustee for SouthTrust Mortgage Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Wells Fargo Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on February 29, 2016, Document No. 20160229-0018699, in the Register's Office 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 Wells Fargo Bank, N.A. has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times;

WHEREAS, pursuant to said advertisement and notice, on January 4, 2017; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Les Lazuras and Daniel Heichelbech, at and for the sum of $562,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said , its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the Southerly Half of Lot 29 on the Plan of Bellemeade Annex Subdivision, of record in Plat Book 547, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said part of Lot 29 fronts 100 feet on the Easterly side of Sneed Road, formerly Sneed Avenue, and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Grantor by deed recorded in Book 8024 at Page 871, Register's Office for Davidson County, Tennessee.

Commonly known as: 4206 Sneed Road, Nashville, TN 37215-3214.

Tax Parcel No.: 130-04-068.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto , and unto its successors and assigns.

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 12 day of ~~August~~ September SP 2023.

SHANNON DILDAY
COMM. #12714214
Notary Public • Arkansas
Pulaski County
My Comm. Expires Apr. 07, 2031

_____
Notary Public

My Commission Expires: 4-7-2031

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,090,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 19th day of September 2023.

_____

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Lane Wallace, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Davidson County, TN this 19th day of September 2023.

Sara Taylor
Notary Public

SARA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

My Commission Expires: 07/07/2027

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

0004912954

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated February 28, 2003, and the Deed of Trust of even date securing the same, recorded March 7, 2003, Document No. 20030307-0030462, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Mary B. Hammet and Lawrence B. Hammet, II, conveying certain property therein described to G. Rick Archer as Trustee for SouthTrust Mortgage Corporation; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A., will, on **November 30, 2016 on or about 10:00 AM**, at the **Bridgestone Arena, Nashville, Tennessee**, offer for sale certain property hereinafter described to the highest bidder **FOR certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly Half of Lot 29 on the Plan of Bellemeade Annex Subdivision, of record in Plat Book 547, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said part of Lot 29 fronts 100 feet on the Easterly side of Sneed Road, formerly Sneed Avenue, and runs back between parallel lines 300 feet to a dead line.

ALSO KNOWN AS: 4206 Sneed Road, Nashville, TN 37215-3214

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

MARY B. HAMMET
LAWRENCE B. HAMMET, II
SUNTRUST BANK
INTERNAL REVENUE SERVICE

On or about September 23, 2013, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20130923-0099677. On or about March 30, 2012, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20120330-0027137. On or about October 6, 2011, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20111006-0077538. On or about May 26, 2009, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded, in the Register's Office of Davidson County, Tennessee, as Instrument No. 20090526-0047778. On or about February 19, 2009, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20090219-0014557. On or about September 17, 2008, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20080917-0094913. On or about June 5, 2015, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20150605-0052868. On or about October 23, 2015, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lawrence B. Hammet, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20151023-0107877. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.: Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 26 U.S.C. §2410(c), shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service has been given timely notice of this action.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. **W&A No. 301300**

DATED October 20, 2016

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

FOR SALE INFORMATION, VISIT WWW.MYFIR.COM and WWW.REALTYTRAC.COM

Oct. 28, Nov. 4, 11, 2016 — FI33930

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

October 28, 2016
November 4, 2016
November 11, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 11th day of **November 2016,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 11th day of **November 2016.**

_____
Notary Public

STATE TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 23, 2018

WILSON

202309190073571

Tennessee Certification of Electronic Document

I, Casey R. Malloy, 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 09/19/2023 (date of document).

Affiant Signature

09/19/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL

