Name and address of new owner:
Property Fund 629, LLC
5133 Harding Pike, Suite B10
Nashville, TN 37205

Send Tax Bills To:
Property Fund 629, LLC
5133 Harding Pike, Suite B10
Nashville, TN 37205

This Instrument Prepared by:
Joe Weyant, Attorney
1317 16th Avenue South
P.O. Box 120656
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1051748 **DEEDTRS**
09/19/2023 12:15:43 PM 4 pgs
Fees: $23.00 Taxes: $784.46

20230919-0073581

MAP/GROUP/PARCEL: 162-08-0-063.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated September 26, 2022, and recorded in Instrument Number 20220928-0107154, in the Register's Office for Davidson County, Tennessee, Roseann Materne Bautista and Alfredo Inestroza Rios conveyed to D. Dylan Potter, as Trustee, the real property therein described, in trust to secure the indebtedness therein described, to Xiaofeng Li; and,

WHEREAS, **Xiaofeng Li** declared that she is the true and lawful owner and holder of the indebtedness described in the above-mentioned deed of trust and did nominate and appoint **Joseph Weyant** as Substitute Trustee as recorded and recorded in Instrument Number 20230731-0059031, Register's Office, **Davidson** County, Tennessee; 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 **Joseph Weyant**, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Joseph Weyant, Substitute Trustee, did give **28 days notice** of the time, place and terms of the sale by an advertisement in three weekly publications in **Nashville Ledger,** a newspaper published in **Davidson County, Tennessee**, said advertisement appearing in the editions of said newspaper under the dates of **8/11/23; 8/18/23; 8/25/23; and 9/1/23,** stating that on **September 8, 2023** at **10 AM** 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, Joseph Weyant, 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, Joseph Weyant, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Property Fund 629, LLC,** for **$212,016.00**, 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, **JOSEPH WEYANT, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of A Resubdivision of Lane Estates of record in Plat Book 4860, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roseann Materne Bautista and Alfredo Inestroza Rios, by Warranty Deed, dated September 26, 2022, from Jason Bland and Wife, Gisela Sarabia Luciano, in Instrument Number 20220928-0107153, of record in the 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, being of record in Instrument Number 20220928-0107154, said Register's Office.

TAX MAP-PARCEL NO.: 162-08-0-063.00

PROPERTY ADDRESS: 34 Tusculum Road, Antioch, TN 37013, 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 16th day of September, 2023.

Joseph Weyant, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Weyant, 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 16 day of September, 2023.

Janice M. Weyant
Notary Public State of Tennessee

My Commission Expires: 12-18-2025

JANICE M. WEYANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$212,016.00.**

Affiant

Subscribed and sworn before me, this 16 day of September, 2023.

Janice M. Weyant
Notary Public State of Tennessee

My Commission Expires: 12-18-2025

JANICE M. WEYANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY