FILE NO.: CENL-18-06652

Karen Johnson Davidson County
Batch# 1052978 DEEDTRS
09/22/2023 11:40:42 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20230922-0074632

Prepared by and Return to:
Rubin Lublin TN, PLLC
1661 International Drive, Suite 400
Memphis, TN 38120
CENL-18-06652

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Property Fund 629 LLC	**Property Fund 629 LLC**	**063 00 0 178.00**
5133 Harding Pike STE B10 #185 Nashville, TN 37205	**5133 Harding Pike STE B10 #185 Nashville, TN 37205**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated December 12, 2014 and recorded December 19, 2014, at **Instrument Number 20141219-0116339**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **RACHEL DELLA MORTE and ROBERT DELLA MORTE** ("Borrower") conveyed to ROUSHI PAZOUKI, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on December 12, 2014, (the "Note"), which obligation is presently held by **SWBC Mortgage Corporation**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of ROUSHI PAZOUKI, said appointment being set forth in **Instrument Number 20181205-0118609** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on September 7, 2023, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on August 10, 2023, August 17, 2023, August 24, 2023, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, on September 7, 2023, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Property Fund 629 LLC** at the price of **Four Hundred Twenty-Nine Thousand and 00/100 ($429,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Four Hundred Twenty-Nine Thousand and 00/100 ($429,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Property Fund 629 LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

A TRACT OF LAND IN THE 11TH FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE BEN C. DONNELL PROPERTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY BRUCE RAINEY AND ASSOC. LAND SURVEYORS, DATED JUNE 26, 1978, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT-OF-WAY OF MENEES LANE, SAID POINT BEING THE SOUTHEAST CORNER OF TOMMY B. KEY`S PROPERTY; THENCE IN A NORTHERLY DIRECTION NORTH 6 DEGREES 22 MINUTES 29 SECONDS EAST 603.99 FEET TO AN IRON PIN; THENCE IN AN EASTERLY DIRECTION SOUTH 81 DEGREES 27 MINUTES 54 SECONDS EAST 100.00 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION SOUTH 6 DEGREES 22 MINUTES 04 SECONDS WEST 600.07 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION NORTH 83 DEGREES 42 MINUTES 33 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS.

The source of title is recorded at Instrument Number 20121114-0117632, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 514 MENEES LANE, MADISON, TN 37115.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 15 day of September, 2023.

Rubin Lublin TN, PLLC

Printed Name: Jonathan Laster

Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, NAJAH JONES, of the state and county aforesaid, personally appeared, Jonathan Laster, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 15 day of September, 2023.

Notary Public

My commission expires: 9/22/26

NAJAH JONES NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPT. 22, 2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 429,000.00.

WITNESS my hand on this 22 day of September, 2023.

Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 23 day of September, 2023.

Notary Public

My commission expires: 05/07/2024

SHERRY K WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE