PREPARED BY AND RETURN TO:
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Karen Johnson Davidson County
Batch# 1054964 DEEDTRS
09/28/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.99
20230928-0076147

LOGS: 22-122208
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 12, 2019, recorded in Instrument No. 20190617-0058276, in the Register's Office of Davidson County, Tennessee, William Henson, an unmarried man conveyed to Nationwide Trustee Services, Inc., Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument No. 20220603-0064550, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on May 26, 2023, June 2, 2023, June 9, 2023 by which advertisement the sale was appointed to be held on July 18, 2023 at 11:00 AM, at which time it was announced the sale adjournment to be held on September 20, 2023, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to BankUnited N.A. for the sum of $314,052.58, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by BankUnited N.A. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BankUnited N.A., his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Section Six-B, "The Country" of record in Plat Book 5200, Page(s) 741 and 742, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20190617-0058276, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument# 20190617-0058275, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BankUnited N.A., his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 27 day of September, 2023.

LLG Trustee TN LLC

By: _____
Jason K. Purser
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 27 day of September, 2023, before me, a Notary Public, in and for said State and County, personally appeared Jason K. Purser, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company.

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

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2024

_____ _____
My commission expires: Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $314,052.58, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Jason K. Purser
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____ _____
My commission expires: Notary Public

PROPERTY ADDRESS: 3405 Country Ridge Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BankUnited N.A.
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2024

LOGS File #22-122208
Map & Parcel -150 07 0 331.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Stur Bennett, 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/correct copy of the original document executed and authenticated according to law on 09/27/2023 (date of document)

Affiant Signature

09/27/2023
Date

State of North Carolina
County of Mecklenburg

Sworn and subscribed to me this 27 day of September, 2023

Michelle Toney
Notary's Signature

MY COMMISSION EXPIRES: _____.

NOTARY'S SEAL

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 03.26.28