Karen Johnson Davidson County
Batch# 1060982 DEEDTRS
10/16/2023 02 59 13 PM 3 pgs
Fees $18 00 Taxes $839 90

20231016-0081148

PREPARED BY AND RETURN TO:
James E. Albertelli, P.A. dba ALAW
401 Commerce Street, Suite 150
Nashville, TN 37219
File No.: 23-008044

PROPERTY ADDRESS 108 Lanewood Court, Nashville, TN 37211

MAP/PARCEL NUMBER· 147 08 0 215.00

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

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Jacob Watson and James Watson

Address: 1077 Walnut Bend, Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 227,000, **Affiant**
Subscribed and sworn before me this the
16 Day of October, 2023
P. Albanese, Deputy Register

I, or we, hereby swear or affirm that the actual consideration f[illegible] property transferred, whichever is greater, is **$227,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Sworn to and subscribed before me this ____ day of _____, 2023

Notary Signature _____
Printed Name _____
Notary State _____
Commission Exp _____

TRUSTEE'S DEED

This instrument made this October 3, 2023, by and between **James E. Albertelli, P.A. dba ALAW**, Trustee, and **Jacob Watson and James Watson, as joint tenants**

WITNESSETH

THAT, WHEREAS, on December 4, 2008, Tonja R Key duly executed and acknowledged a Deed of Trust, as recorded in **Instrument Number 20081209-0118908** ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, for the benefit of Mortgage Electronic Registration Systems, Inc as nominee for Realty Mortgage Corporation, a Mississippi Corporation, conveying the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows

Legal Description of the Property: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, BEVERLY HEIGHTS, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 263, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY

BEING THE SAME PROPERTY CONVEYED TO TONJA R KEY, A SINGLE WOMAN BY WARRANTY DEED FROM BCM REAL ESTATE SERVICES, LLC, RECORDED ON DECEMBER 09, 2008 IN INSTRUMENT NO 20081209-0118907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

Street Address: The street address of the property is believed to be 108 Lanewood Court, Nashville, TN 37211, but such address is not part of the legal description of the property In the event of any discrepancy, the legal description of the property herein shall control

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Mortgage Electronic Registration Systems, Inc as nominee for Realty Mortgage Corporation, a Mississippi Corporation assigned all right, title, and interest under the Deed of Trust to Nationstar Mortgage LLC, pursuant to an instrument of record in **Instrument Number 20230808-0061358** in the aforesaid Register's Office, and

WHEREAS, James E Albertelli, P.A dba ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in **Instrument Number 20230818-0064622** in the aforesaid Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described, and

WHEREAS, the Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation published in Davidson County, Tennessee, to-wit, The Nashville Ledger, giving the time, place and terms of said sale Such advertisement appearing in said newspaper on September 1, 2023, September 8, 2023 and September 15, 2023, and

WHEREAS, pursuant to T C A § 35-5-101, Notice of the Foreclosure Sale including 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, and

WHEREAS, the Trustee has conducted a diligent search of the Defense Manpower Data Center 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 therein contained, and

WHEREAS, on September 26, 2023, at the hour of 10 15 a.m. local time, at the usual and customary location at the Davidson County Courthouse, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to Jacob Watson and James Watson, as joint tenants, at a bid of **$227,000.00**, being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said Trustee as directed and provided in said Deed of Trust

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, James E Albertelli, P A dba ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto Jacob Watson and James Watson, as joint tenants, the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Trustee, but not further or otherwise

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders

IN WITNESS WHEREOF, James E Albertelli, P A dba ALAW, Trustee hereunto set its hand and seal the day and year first above written

James E. Albertelli, P.A. dba ALAW, Trustee

By _____

Printed Name Shilpini Burris

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, personally appeared Shilpini Burris 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 signatory of James E. Albertelli, P A dba ALAW, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of James E Albertelli, P A dba ALAW

WITNESS my hand, at office, this 3rd day of October, 2023.

Notary Signature _____

Printed Name Patricia Klutcharch

Notary State Tennessee

Commission Exp 3-3-26

PATRICIA KLUTCHARCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026