Karen Johnson Davidson County
Batch# 1064787 DEEDTRS
10/25/2023 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20231025-0083684

Prepared by:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, TN 37206

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
2126 Bellefield Ave Trust 6688 Nolensville Rd., Ste. 108-57 Brentwood, TN 37027	SAME	069-12-0-048.00

TRUSTEE'S DEED

WHEREAS, Herman Marks, by Deed of Trust for the benefit of David DiMuzio, securing a note in the original principal sum of $305,000.00, dated July 22, 2022, and recorded on July 25, 2022, of record in Instrument No. 20220725-0084354, in the Register's Office of Davidson County, Tennessee ("Deed of Trust"), conveyed to Trey Cain, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness, etc. ("Indebtedness") as described in said Deed of Trust; and

WHEREAS, R. Houston Akin of Davidson County has been appointed Trustee by David DiMuzio, the owner and holder of the Indebtedness by instrument of record at Instrument No. 20230925-0075170, Register's Office for Davidson County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry on Tuesday, October 24, 2023, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Davidson County Register of Deeds, 501 Broadway, Nashville, Tennessee when and where David DiMuzio, Trustee for the 2126 Bellefield Ave Trust (hereinafter the Grantee) became the last and highest bidder for cash at a price of Two Hundred Fifty-Five thousand dollars ($255,000.00).

NOW, THEREFORE, in their capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, R. Houston Akin, as Trustee (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the unrecorded plan of the Brattonview Subdivision at Bordeaux, Tennessee, described according to a copy of a survey thereof made August 14, 1936, by Erle Drake, County Surveyor, as follows:

Beginning on the northeasterly margin of Bellefield Avenue at the S.W. corner of a part of said Lot No. 29 conveyed to Wallace Hudgins and wife, by deed from Eulis H. Hudgins and wife, of record in Book 2040, page 95, Register's Office for Davidson

County, Tennessee, thence, with said Hudgins' line, northeastwardly 250 feet; thence North 49 1/4 degrees W. 75 feet to the corner of Lots Nos. 28 and 29; thence, with the line between said two lots, southwestwardly 250 feet to the northeasterly margin of said Bellefield Avenue, said point being the southeast corner of the property conveyed to Alice R. Schnupp by deed form Mrs. Cosie E. Bratton, of record in Book 1031, page 426, said Register's Office; thence with the northeasterly margin of said Bellefield Avenue, southeastwardly 75 feet to the beginning.

Being the same property conveyed to Johnnie Bond, Jr. and wife, Molly A. Bond, by Warranty Deed from Arthur Morris, Mamie Gannon, Mattie Mangrum, Norma Hays, Jeanetta West and Lillie Davis, dated October 25, 1975 of record in Book 4968, page 988, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Molly Ann Bond by Quitclaim Deed from Johnnie Bond, Jr. dated September 13, 1995 of record in Book 9824, page 442, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herman Marks, an unmarried man by deed from Molly Ann Bond, an unmarried woman of record in Instrument No. 20220725-0084353, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

R. Houston Akin, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 25 day of OCTOBER, 2023.

R. Houston Akin, as Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2023, before me, the undersigned, personally appeared R. Houston Akin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

TAYLOR EZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: September 8, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

TAYLOR EZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

AFFIANT

Sworn and subscribed before me this 25 day of OCTOBER, 2023.

Notary Public My Commission Expires: September 8, 2025

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 25, 2023.

October 25, 2023

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 25th day of October, 2023.

Notary Public:

My Commission Expires: 7.6.26