Karen Johnson Davidson County
Batch# 1067617 DEEDTRS
11/02/2023 11:19:31 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20231102-0085838

PREPARED BY:
Padgett Law Group
5100 Poplar Ave., Ste 2208
Memphis, TN 38137
TDP File No.: 23-001744-1

SUBSTITUTE TRUSTEE'S DEED

This instrument was made on this 19th day of October 2023, by and between Padgett Law Group, Substitute Trustee, and Dream-More Properties, LLC.

WITNESSETH:

THAT, WHEREAS, on December 29, 2003, Douglas H. Williams and Bessie M. Williams, husband and wife, duly executed and acknowledged a Deed of Trust, recorded as Instrument Number 20040108-0003369 ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to FMLS, Inc., Trustee for AmSouth Bank, 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:

> Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Clark Place, Section IV, at Goodlettsville, as of record in Book 2331, Page 74, Register's Office for said County.
>
> Being the same property conveyed to Douglas H. Williams and wife, Bessie M. Williams, by deed of record in Instrument # 20040108-0003368, Register's Office, Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 713 Cerro Vista Drive, Goodlettsville, TN 37072, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

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

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office as Instrument Number 20230825-0066619; 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 Substitute 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 Substitute 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 Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on September 22, 2023; September 29, 2023; and October 6, 2023.

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.

WHEREAS, the Substitute 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.

WHEREAS, on the 19th day of October, 2023, at the hour of 11 o'clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, 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 Dream-More Properties, at a bid of $220,000.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute 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, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Dream-More Properties, LLC 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 Substitute 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, 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.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: Renee Kammer

Printed Name: **Renee Kammer**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer 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 Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, 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 Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 19th day of October 2023.

Notary Signature: Kevin Monroe

KEVIN MONROE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 12-21-2026

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Kammer

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Notary Signature: Kevin Monroe

Responsible Taxpayer and Property Owner:

Dream-More Properties, LLC
5066 Windland Dr
Springfield, TN 37172

Map/Parcel Number: 025 12 0 035.00

KEVIN MONROE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 12-21-2026