Karen Johnson Davidson County
Batch# 1068480 DEEDTRS
11/03/2023 12:33:25 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20231103-0086287

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Josue L Grajeda

GRANTEE(s)
Property Fund 629 LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 3, 2007 and recorded July 6, 2007, Document No. 20070706-0080672 in the Register's Office of Davidson County, Tennessee, Josue L Grajeda conveyed to Prestige Title, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Liberty Financial Group, LLC, its successors and assigns, 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, UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 13, 2023, Document No. 202307130053692 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to October 11, 2023; **AND**

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on October 11, 2023; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Property Fund 629 LLC, at and for the sum of $243,000.00, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by Property Fund 629 LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Property Fund 629 LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 504 on the Plan of Towne Village of the Country, Section 5 of record in Plat Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. This conveyance is made subject to Restrictions of record in Book 5289, page 687 and Book 6767, page 456; and (3) All matters appearing on the Plan of record in Plat Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20070706-0080671, Register's Office for Davidson County, Tennessee.

Commonly known as: 1008 Arcadia Court, Antioch, TN 37013.

Tax Parcel No.: 15008005600

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Property Fund 629 LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 26 day of October, 2023.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney McGahhey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 26th day of October, 2023.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $243,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 1st day of Nov., 2023.

_____
Property Fund 629 LLC

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Nathan Cass, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville TN this 1st day of Nov., 2023.

SHERRY K. WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 05/07/2024

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Fund 629 LLC
5133 Harding Pike, Ste. B10 #185
Nashville, TN 37205

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated July 3, 2007, and the Deed of Trust of even date securing the same, recorded July 6, 2007, Document No. 20070706-0080672, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Josiue L Grajeda, conveying certain property therein described to Prestige Title as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Liberty Financial Group, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I, will, on **October 11, 2023 on or about 10:00 AM, at the Front Entrance of the Davidson County Historic Courthouse 1 Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 504 on the Plan of Towne Village of the Country, Section 5 of record in Plat Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ALSO KNOWN AS: 1008 Arcadia Court, Antioch, TN 37013

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

JOSUE L GRAJEDA
TENANTS OF
BANK OF AMERICA, N.A.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record.

W&A No. 356250

DATED September 6, 2023

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Sept. 15, 22, 29, 2023 Fsl58302

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

September 15, 2023
September 22, 2023
September 29, 2023

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this **29th** day of **September 2023,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation or association of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Pam Mallett** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

WITNESS my hand and Official Seal at office this **29th** day of **September 2023.**

AUDREY M. KALMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. FEB. 07, 2

_____
Notary Public