Karen Johnson Davidson County
Batch# 1069082 DEEDTRS
11/06/2023 03:23:30 PM 5 pgs
Fees: $28.00 Taxes: $370.00
20231106-0086856

SUBSTITUTE TRUSTEE'S DEED	STATE OF Tennessee } COUNTY OF Davidson } The actual consideration or value, whichever is greater for this transfer is $100,000.00. Affiant Subscribed and sworn to before me This 2nd day of November 2023 William Altus Pryor Notary Public My Commission Expires: _____ WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Justin Cutler 1204 15th Avenue South Nashville, TN 37212	**New Owner**	**061 10 0 116.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

This indenture made the 2nd day of November, 2023, by and between Robert J. Notestine III, Substitute Trustee (party of the first part) and Justin Cutler, party of the second part.

W I T N E S S E T H:

WHEREAS, by the Deed of Trust dated July 25, 2022, which is reflected in the instrument of record in Instrument 20220726-0085371, in the Register's Office for Davidson County, Tennessee, Turnkey Builder's LLC conveyed unto Toro Title, LLC, Trustee certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resub of Lots 12 and 13Maplewood Heights of record in Instrument 20211210-00163842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Turnkey Builder's LLC by Warranty Deed from Michael Kowalik and Jennifer Kowalik of record in Instrument No. 20220726-0085370, Register's Office for Davidson County, Tennessee

This is unimproved real property commonly known as 0 Saunders Avenue, Nashville, Tennessee 37216.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of One Hundred Seventy-Three Thousand and Forty Dollars and 00/100 cents ($173,040.00), as evidenced by a Note dated July 25th, 2022 in the original principal amount of One Hundred Seventy-Three Thousand and Forty Dollars and 00/100 cents ($173,040.00); and

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Nashville Ledger giving the time and place and terms of sale; and

AND WHEREAS, Robert J. Notestine III was appointed as Substitute Trustee by the Appointments of Substitute Trustee of record in Instrument No. 20230915-0072727, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 2nd day of November, 2023, at 10:00 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party of the second part hereto at the bid of One Hundred Thousand Dollars and 00/100 cents ($100,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Substitute Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part Justin Cutler, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Substitute Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party of the second part, his heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This sale is subject to the rights of the Davidson County Trustee and the Metropolitan Government of Nashville.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Substitute Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

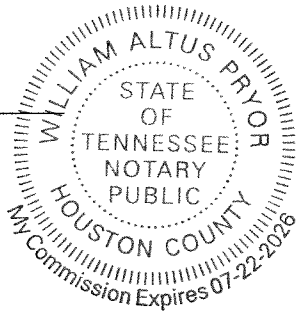
Personally appeared before me, Robert J. Notestine III, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2023.

William Altus Pryor

Notary Public

My Commission Expires:_____



Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 November 2nd 2023

AFFIANT SIGNATURE

11/06/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of November, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026