Karen Johnson Davidson County
Batch# 1069297 DEEDWARR
11/07/2023 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $9,065.00
20231107-0087056

PREPARED BY:
LEMEH & ASSOCIATES
380 Spring Creek Road
Lebanon, TN 37087

ADDRESS OF NEW OWNER(S):
Davonne Smith
1811 Beechwood Avenue
Nashville, TN 37212

SEND TAX BILL TO:
SAME

MAP & PARCEL:
104-16-0-253

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
GRANDOTE INVESTMENTS TN LLC,	)	Bk. No. 23-01052-RSM3-7
	)	
	)	
Debtor(s).	)	

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Grandote Investments TN LLC is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the MIDDLE DISTRICT OF TENNESSEE, the same bearing bankruptcy number 23-01052-RSM3-7; and

WHEREAS, certain property previously owned by the debtor, as more fully set forth in debtor's bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, has passed to and become an asset of debtor's bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor; and

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference;

NOW THEREFORE, for and in consideration of the sum of Two Million Four Hundred Fifty Thousand ($2,450,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, in her capacity as trustee in bankruptcy as aforesaid and in no other capacity, hereby sells, transfers, and conveys unto **DAVONNE SMITH**, her heirs, successors and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in the unimproved real property located at 1811 Beechwood Avenue, Nashville, Tennessee 37212. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 2nd day of November, 2023.

Eva M. Lemeh, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Grandote Investments TN LLC, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Grandote Investments TN LLC.

Witness my hand and official seal at Lebanon, Tennessee, this 2 day of November, 2023.

Michelle Duckett
Notary Public

MICHELLE DUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-5-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $2,450,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of November, 2023.

NOTARY PUBLIC

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission Expires: 4-19-26

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 226, on the Plan of Belmont Land Co.'s Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Grandote Investments TN, LLC, a Tennessee limited liability company, by Quitclaim Deed from Layton Homes 2, LLC, a Tennessee limited liability company, dated February 11, 2022, of record in Instrument No. 20220215-0017429,
in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Layton Homes 2, LLC, a Tennessee limited liability company, by Warranty Deed from Scott D Yates and Carolyn Rambo Yates, dated August 31, 2020, of record in Instrument No. 20200901-0098864, in the Register's Office for Davidson County, Tennessee.

Grandote Investments TN LLC having since filed Bankruptcy.

By Order entered IN RE: Grandote Investments, LLC, Debtor, Case No. 3:23-bk-01052, United States Bankruptcy Court for the Middle District of Tennessee, Eva M. Lemeh, Chapter 7 Trustee, was authorized to sell subject property and to execute all documents necessary to complete the sale.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/2/23 (date of document).

Jennifer Russell
Affiant Signature

11/7/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of ~~October~~ November 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL