Karen Johnson Davidson County
Batch# 1069677 DEEDTRS
11/08/2023 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231108-0087257

FILE NO.: 22-00712

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Joyce Hernandez and Alphonzo Hernandez conveyed to Bryan D. Spicer as Trustee for the benefit of Crown Mortgage Services, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated February 29, 2008 and recorded on March 5, 2008 in Instrument No. 20080305-0021872, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Arvest Central Mortgage Company**; and

WHEREAS, Arvest Central Mortgage Company, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20220307-0025783 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 31, 2023, September 7, 2023, and September 14, 2023; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on October 19, 2023 at 11:00 AM to the highest and best bidder for cash, at which sale Arvest Central Mortgage Company, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $348,600.00; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal Home Loan Mortgage Corporation, it successors and assigns; and

WHEREAS, Arvest Central Mortgage Company has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Arvest Central Mortgage Company as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joyce Hernandez and Alphonzo Hernandez, wife and husband, by Deed from HSBC Mortgage Services, Inc., of record in Instrument No, 20080305-0021869, Register's Office for Davidson County, Tennessee.

Property commonly known as: 5181 Singing Hills Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 7th day of November, 2023.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

Notary Public

My Commission Expires:

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $348,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BW

Blair Weatherly, as Agent

Subscribed and sworn to before me on this 7 day of November, 2023.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

Notary Public

My Commission Expires:

GOVERNMENT ENTITY—NO TRANSFER TAX REQUIRED

Brock & Scott File No.: 22-00712
Property Address: 5181 Singing Hills Drive, Antioch, TN 37013
Tax Parcel I.D. No.: 176 01 0A 030.00
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 November 7, 2023.

Affiant Signature

Date: 11/7/2023

State of GA

County of Fulton

Sworn to and subscribed before me this 7 day of November, 2023

Notary's Signature

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

MY COMMISSION EXPIRES: