PREPARED BY AND RETURN TO:
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Karen Johnson Davidson County
Batch# 1079965 DEEDTRS
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Fees: $23.00 Taxes: $1,221.00
20231208-0094808

LOGS:23-123799
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 26, 2007, recorded in Instrument No. 20070514-0057397, in the Register's Office of Davidson County, Tennessee, Teresa S. Cooper conveyed to Tonya Esquibel, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument 20230927-0075863, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on October 6, 2023, October 13, 2023, October 20, 2023 by which advertisement the sale was appointed to be held on November 16, 2023, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the 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 (DMDC) 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 of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Catamount Properties 2018, LLC for the sum of $330,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Catamount Properties 2018, LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Catamount Properties 2018, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Catamount Properties 2018, LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Revision to Lots 8 and 9, Section One, Plantation Walk, of record in Book 6050, Page 574, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to the within named grantor by Warranty Deed recorded simultaneously herewith of record in Instrument No. 200705140057396, Register's Office for Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070514-0057397, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20070514-0057396, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Catamount Properties 2018, LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 27 day of November, 2023.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 27 day of November, 2023, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

Jessica LePage
Notary Public

My commission expires: JESSICA LEPAGE
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires August 1, 2026

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Gavin
Aaron Gavin
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

JESSICA LEPAGE
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires August 1, 2026

Jessica LePage
Notary Public

My commission expires:

PROPERTY ADDRESS: 108 Mill Springs Ct, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Catamount Properties 2018, LLC
2015 Manhattan Beach Blvd.
Redondo Beach, CA 90278

LOGS File #23-123799
Map & Parcel -064 15 0A 008.000

RETURN TO:

CATAMOUNT PROPERTIES 2018, LLC

2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

Tennessee Certification of Electronic Document

I, G. Hercules, 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 11/27/2023 (date of document).

Affiant Signature

12/7/23
Date

State of California

County of Los Angeles

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

C. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2444365
My Comm. Expires Apr 15, 2027

Notary's Signature

MY COMMISSION EXPIRES: Apr 15, 2027

NOTARY'S SEAL