Karen Johnson Davidson County
Batch # 1081239 DEEDTRS
12/12/2023 12:28:41 PM 3 pgs
Fees: $18.00 Taxes: $1,067.38
20231212-0095715

Name & Address of Owner for Tax Bills:
1 Public Homes, LLC
5133 Harding Pike, B10 #185
Nashville, TN 37205

Prepared by:
1 Public Homes, LLC
5133 Harding Pike, B10 #185
Nashville, TN 37205

MAP/GROUP/PARCEL: 119-06-0-017.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust and Assignment of Leases and Rents dated June 30, 2021 of record at Instrument Nos.: 20210706-0090677 and 20210706-0090678 Register's Office, Davidson County, Tennessee, **Akram Rozh, managing member of Homeofcapital, LLC**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Grassland Financial Services, LLC; and,

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM of the Tennessean,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 10, 2023, November 17, 2023 and November 24, 2023 stating that on **Friday, December 1, 2023 at 12:00 pm (Noon)** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Trustee, offered said property for sale at public outcry and sold said property to 1 Public Homes, LLC, its successors and assigns for **$288,480.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Trustee**, do hereby bargain and sell, and by these presents

transfer and convey unto the said 1 Public Homes, LLC (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Being Lot No.: 140 on the map of the subdivision of Lots Nos.: 3 and 4 and part of Lots 5 and 6 in the Cumberland Nurseries of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

DEED REFERENCE:
Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company, by Warranty Deed from Michael Tinnit, Daniel Wayne Little and Mitzi Furkins, of record in Instrument No. 202107060090676, Register's Office for Davidson County, Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20210706-0090677 said Register's Office.

TAX MAP-PARCEL NO.: 119-06-0-017.00
PROPERTY ADDRESS: 97 Elberta Street, Nashville, TN 37210, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

INCLUDED IN THE DEED OF TRUST, BUT EXPRESSLY EXCLUDED FROM THIS SALE IS THE FOLLOWING PROPERTY: 235 Kennith Drive, Nashville, TN 37207

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand on this the 1st day of December, 2023.

David G. Mangum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 1st day of December, 2023.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$288,480.00**.

Affiant

Subscribed and sworn before me, this 1st day of December, 2023.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #76097