NEW OWNER:
Volunteer State Bank
101 Highway 52 W
Portland, TN 37148

SEND TAX BILL TO:

New Owner

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

Karen Johnson
Batch # 1081759
12/14/2023 11:06:28 AM
Fees: $23.00 Taxes: $832.50
Davidson County
DEEDTRS
4 pgs
20231214-0096490

Parcel 093-16-0-207.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, STLD Group, LLC, a Tennessee Limited Liability Company, executed a Deed of Trust to Tony D. Gregory, Trustee, dated October 21, 2022, of record in Instrument No. 20221107-0119702, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory payable to the order of Volunteer State Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of Volunteer State Bank and a default having occurred in the payment of same; and

WHEREAS, pursuant to the above default, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated October 23, 2023 of record in Instrument No. 20231031-0084911, Register's Office for Davidson County, Tennessee, Volunteer State Bank did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Byron M. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by Volunteer State Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee

under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute Trustee, duly advertised and sold the property hereinabove described at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, on December 8, 2023, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to Volunteer State Bank at and for the sum of Two Hundred Twenty-Five Thousand Dollars ($225,000.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee,** has this day bargained and sold, and by these presents does hereby transfer and convey unto Volunteer State Bank, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

As to Parcel 093-16-0-207.00

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the Easterly part of Lot No. 277 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book No. 21, Pages 84 & 85, Register's Office of Davidson County.

Said tract or parcel of land begins at the Southwest Corner of Cannon and Fairfield Street, and being the Northeastern corner of Lot No. 277; thence with the Southerly margin of Cannon St., Westerly 32-1/2 feet more or less to a point 5-1/2 feet Easterly from the Northwest corner of said lot; thence southerly with the East line of Foster Lot, 165 feet to an alley; thence with the Northerly margin of said alley, Easterly 24-1/2 feet more or less to the Westerly margin of Fairfield Avenue; thence with the Westerly margin of said Avenue Northerly, 166 feet, more or less, to the beginning.

Included in the above description but excluded is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3876, Page 719, said Register's Office.

Being a portion of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company by Warranty Deed from Bruce Little, Jr., unmarried of record in Instrument No. 20200317-0029622, dated March 13, 2020 and recorded March 17, 2020.

Being a portion of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company and ICG Investments, LLC, a California Limited Liability Company by Quitclaim Deed from STLD Group, LLC, a Colorado Limited Liability Company of record in Instrument No. 20200317-0029624, dated March 13, 2020 and recorded March 17, 2020.

Being a portion of the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company and ICG Investments, LLC, a California Limited Liability Company by Quitclaim Deed from STLD Group, LLC, a Colorado Limited Liability Company of record in Instrument No. 20210322-0037700, dated March 17, 2021 and recorded March 22, 2021.

Being a portion of the same property conveyed to STLD Group, LLC by Warranty Deed from ICG Development, LLC a Tennessee Limited Liability Company, dated October 21, 2022 of record in Instrument No. 20221107-0119700, Register's Office for Davidson County, Tennessee.

Being known as 71 Cannon Street, Nashville, TN.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Volunteer State Bank, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto Volunteer State Bank, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 12th day of December, 2023.

BYRON M. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, 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 this 12th day of December, 2023.

Lesley E. Chapman
Notary Public

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My Commission Expires: March 7, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

Affiant

SWORN AND SUBSCRIBED to before me this 12th day of December, 2023.

Lesley E. Chapman
Notary Public

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My Commission Expires: March 7, 2026