Karen Johnson Davidson County
Batch# 1086233 DEEDTRS
12/28/2023 10:55:30 AM 2 pgs
Fees: $18.00 Taxes: $5,435.93
20231228-0099722

TRUSTEE'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,469,169.81.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of December, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES: 7/17/27

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

OWNER & ADDRESS:
Ahbal Trust dated June 16, 2022
P. O. Box 120845
Nashville, TN 37212

SEND TAX BILLS TO:
Same as Owner

Parcel ID Number
092-16-0E-088.00

WHEREAS, Ross Fuller ("Grantor"), by Deed of Trust ("Deed of Trust") dated December 16, 2022, of record in Instrument No. 202221216-0130279 in the Register's Office for Davidson County, Tennessee, conveyed to Ernest D. Bennett, III, Trustee, the real property described herein to secure the payment of a certain Secured Promissory Note (the "Note") described in the Deed of Trust, payable by Grantor to Ahbal Trust dated June 16, 2022 ("Holder"); and

WHEREAS, Holder has declared Grantor to be in default pursuant to the terms and provisions of the Note and Deed of Trust and has demanded that Trustee carry out non-judicial foreclosure and sale of the Property pursuant to the provisions of Section 24 of the Deed of Trust and applicable Tennessee law; and

WHEREAS, pursuant to instructions of Holder, Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust by notice complying with the terms and provisions of the Deed of Trust and with applicable Tennessee law, specifically including, without limitation, T.C.A. §35-5-104, said notice of the time and place of said sale having been published in The Ledger – Nashville Edition on December 1, 2023, December 8, 2023, and December 15, 2023; and

WHEREAS, Trustee has, to the extent that same was applicable, complied with the notice provisions with respect to liens or claims of liens of the United States of America pursuant to 26 U.S.C. §7425(b) and with respect to liens or claims of liens of the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1); and

WHEREAS, Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 10:00 a.m. CST on December 28, 2023, and **Ahbal Trust dated June 16, 2022** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Million Four Hundred Sixty-Nine Thousand One Hundred Sixty-Nine and 81/100 ($1,469,169.81) Dollars.

NOW, THEREFORE, I, **Ernest D. Bennett, III**, in my capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, and its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1014, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Grantor herein by Deed of Trust from Ross Fuller dated December 16, 2022 and recorded in Instrument No. 20221216-0130279 in the Register's Office for Davidson County, Tennessee, and the same property having been conveyed to Ross Fuller by Warranty Deed from Ahbal Trust dated June 16, 2022 of the same date and recorded in Instrument No. 20221216-0130278 in said Register's Office.

This is improved property known as 900 20th Avenue South, Unit #1014, Nashville, TN 37212.

This conveyance is made subject to any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, **Ernest D. Bennett, III**, as Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 28th day of December, 2023.

Ernest D. Bennett, III, in his official capacity as Trustee Pursuant to Appointment of Record in Instrument No. 20221216-0130279, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Ernest D. Bennett, III, the within named bargainor, who is known to me or proved to be same upon satisfactory evidence, who in my presence affixed his signature to the within instrument, and upon oath acknowledged that he did so in his official capacity of Trustee pursuant to the appointment and authority referenced in the within instrument, and did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2023.

Commission Expires: 9.9.2025

CINDY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires SEPT. 9, 2025

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28th day of December, 2023.

Ernest D. Bennett, III, Affiant — December 28, 2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of December, 2023.

Commission Expires: September 2, 2024

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public