Karen Johnson Davidson County
Batch# 1087090 DEEDTRS
12/29/2023 01:22:30 PM 8 pgs
Fees: $43.00 Taxes: $16,095.00
20231229-0100182

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
McCampbell Properties, LLC 2733 McCampbell Avenue Nashville, Tennessee 37214	09605019400	McCampbell Properties, LLC 2733 McCampbell Avenue Nashville, Tennessee 37214
This instrument prepared by: Bradley, Arant, Boult, Cummings, LLP (CSS) 1221 Broadway, Suite 2400, Nashville, TN 37203		

WHEREAS, 2733 Property LLC and OSL NASHVILLE LLC, by Deed of Trust (the "**Deed of Trust**") dated September 11, 2019, transferred and conveyed to Heather D. Wood, Trustee, the property described in Exhibit A hereto (the "**Property**") (the Deed of Trust being of record as Instrument no. 20190916-0093402, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record as Instrument no. 20230725-0057140, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at ten thirty in the morning (10:30 a.m.), December 27, 2023, at the Davidson County Courthouse, Nashville, Tennessee when and where McCampbell Properties, LLC ("**Grantee**"), became the last and highest bidder for cash at the price of Four Million Three Hundred Fifty Thousand and No/100 Dollars ($4,350,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. The following matters shown on the plan of record in Plat Book 5200, Page 465, in the Register's Office for Davidson County, Tennessee, as shown on Survey:

(a) 10' Sewer service line easement.

(b) 20" Sanitary sewer easement.

(c) 75' NES easement.

(d) 10' Public Utility and Drainage Easement.

3. TVA Easement of record in Book 1163, Page 629, in the Register's Office for Davidson County, Tennessee, as shown on Survey.

4. Easement of record in Book 2487, Page 533, Register's Office for Davidson County, Tennessee, as shown on Survey

5. The following matters as depicted on the ALT A/NSPS Land Title Survey prepared by DBS & Associates Engineering, by David B. Smith, TN RLS # 1409, dated July 30, 2019, last revised September 11, 2019 (the "**Survey**"):

(a) Encroachment of dumpster pad by 10.6' and 10.4' on the easterly property line.

(b) Encroachment of fence on the southeasterly boundary.

6. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 27th day of December, 2023.

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda L. Farmer, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2023



Brenda L. Farmer
Notary Public

My Commission Expires: 8-23-2026

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,350,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2023.

Notary Public

My Commission Expires:

4892-0499-2361
228463-401001 12/27/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda L. Farmer, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2023

_____
Notary Public

My Commission Expires: _____

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,350,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 27th day of December, 2023.

_____
Notary Public

ALEXANDER GREENWALD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GR6094410
Qualified in Kings County
Commission Expires June 16, 2027

My Commission Expires: _____

4892-0499-2361
228463-401001 12/27/23

EXHIBIT A

Being land in Davidson County, Tennessee, being Lot One of a one-lot subdivision, styled DONELSON HEALTH CARE LTD. SUBDIVISION, a plan of which appears of record in Book 5200, page 465, Register's Office of Davidson County, Tennessee, and being more specifically described as follows:

To locate the TRUE POINT OF BEGINNING of this description, commence at a point in the northerly right-of-way of McCampbell Avenue at the southwesterly radius return of Colonial Circle; thence, continuing with the northerly right-of-way of McCampbell Avenue, South 47° 39' 00" West 614.23 feet to a point; thence, North 42° 21' 00" West 5 feet to a concrete monument, said concrete monument constituting the TRUE POINT OF BEGINNING of this description; thence, with the northerly right-of-way of McCampbell Avenue South 47° 39' 00" West a distance of 80 feet to a concrete monument; thence, North 42° 21' 00" West 84.74 feet to an iron pin; thence, South 81° 29' 10" West 643.49 feet to an iron pin; thence, North 6° 57' 50" West a distance of 234.89 feet to an iron pin in the southerly boundary of the Colonial Village Subdivision, of record in Book 1424, page 58, Register's Office of Davidson County, Tennessee; thence with the said southerly boundary of the said Colonial Village Subdivision North 78° 17' 10" East 153.65 feet to an iron pin; thence, continuing with the said southerly boundary line of the said Colonial Village Subdivision North 81° 01' 00" East 416.31 feet to a point; thence, South 8° 59' 00" East 167.36 feet to a point; thence, with a curve to the left, said curve having a radius of 25 feet, a distance of 36.79 feet to a point; thence, North 86° 41 26" East 74.33 feet to a point; thence, with a curve to the right, said curve having a radius of 75 feet, a distance of 66.71 feet to a point; thence, South 42° 21' 00" East 49.26 feet to the said TRUE POINT OF BEGINNING

Also described as:

A tract of land located in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee on McCampbell Avenue near Donelson Pike; being Lot No. 1 on the final plat of Donelson Health Care Ltd. Subdivision of record in Plat Book 5200, Page 465, R.O.D.C. and being more particularly described as follows:

Beginning in the northerly right-of-way of McCampbell Avenue at a southwesterly corner of Lot 2 on the Subdivision of Nashville Supportive Housing of record as Instrument No. 20021114- 0141456, R.O.D.C.

Thence with said right-of-way S47°38'27"W, 80.00 feet to a concrete monument in the boundary of Renee Gentry Gill & Herbert D. Gentry, Jr. property of record in Deed Book 8816, Page 383, R.O.D.C.;

Thence with said boundary and the boundary of Linda Haggard property of record in Deed Book 11191, Page 738, R.O.D.C. as follows:

N 42° 21' 33" W, 84.74 feet to an iron rod;

S 81° 28' 37 "W, 643.49 feet to an iron rod at a southeasterly corner of H and H Properties, LLC property of record in Deed Book 9559, Page 289, R.O.D.C.;

Thence with the boundary of said H and H Properties N 06° 58' 23" W, 234.93 feet to the southerly boundary of Colonial Village subdivision of record in Plat Book 1424, Page 58, R.O.D.C.;

Thence with said southerly boundary as follows:

N 78° 19' 08" E, 153.75 feet;

N 81° 01' 00 "E, 416.47 feet to an iron rod at a northwesterly corner of the aforementioned Lot 2 Subdivision of Nashville Supportive Housing;

Thence with the boundary of said subdivision as follows:

S 08° 54' 20" E, 167.48 feet to an iron rod;

Southeasterly with a curve to the left 36.93 feet to an iron rod, said curve having a radius of 25.00 feet, a central angle of 84° 38' 05" and a chord of 33.66 feet at S 51°1 3' 23" E;

N 86° 27' 35" E, 74.21 feet;

Southeasterly with a curve to the right 67.00 feet, said curve having a radius of 75.00 feet, a central angle of 51° 10' 52" and a chord of 64.79 feet at S 67° 56' 59" E;

S 42° 133" E, 49.26 feet to the beginning.

Containing 151,597 Square Feet or 3.48 Acres, more or less.

Also described as follows according to the ALTA/NSPS Land Title Survey of the subject property done by David B. Smith, Tn RLS # 1409 with DBS & Associates, dated 7-31-2019:

Being a parcel of land located in the 15th Council District of Davidson County Tennessee, said parcel belonging to TN-ALF Holdings, LLC as recorded in Instrument No. 20160120-0005513, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said parcel also being Lot One of a one-lot subdivision, entitled DONELSON HEALTH CARE LTD., SUBDIVISION, as recorded in Plat Book 5200, Page 465, R.O.D.C.T., said lot being generally located west Surrey Road, east of Donelson Pike, south of Colonial Circle, north of and adjacent to McCampbell Avenue, said parcel is more particularly described as follows;

Beginning at an iron pin set in the north right of way of McCampbell Avenue, (right of way varies), said iron pin being the southernmost corner of the Nashville Supportive Housing, Inc., property as recorded in Instrument No. 20021203-0148763, R.O.D.C.T., said iron pin also being the easternmost corner of herein tract described, said iron pin also having Tennessee State Plane Coordinates of Northing: 666011.05, Easting: 1773723.22;

Thence leaving said Nashville Supportive Housing, Inc., property and with said north margin of McCampbell Avenue, South 62°55'46" West, 80.11 feet to an iron pin set in the east line of the American Legion Post 88 property as recorded in Instrument No. 20180910-0089577, R.O.D.C.T., said iron pin also having Tennessee State Plane Coordinates of Northing: 665974.59, Easting: 1773651.88, said pin also being North 26°44'25" West, 4.94 feet from an iron pin old;

Thence leaving said McCampbell Avenue and the east line of said American Legion Post 88 property, North 26°44'25" West, 84.88 feet to an iron pin at broken "T" post;

Thence leaving said east line and with the north line of said American Legion Post 88 property and Linda Haggard & E.C. Hardison III property, (Deed Book 11191, Page 738, R.O.C.D.T.), North 82°59'10" West, passing an iron pin at 594.36 feet for a total distance of 643.55 feet to an iron pin old, said iron pin being the southeast corner of the O.I.C. Cameron Park Office Center property, (Inst. No. 6297, Page 851, R.O.D.C.T.), said iron pin also being the southwest corner of herein described tract;

Thence leaving said Linda Haggard & E.C. Hardison III property and with the east line of said O.I.C. Cameron Park Office Center property, North 08°38'55" East, 234.89 feet to an iron pin set in south line of Lot # 50 of the Colonial Village Subdivision, (Plat Book 1424, Page 58, R.O.D.C.T.), said pin also being the northeast corner of said O.I.C. Cameron Park Office Center property, said iron pin also being the northwest corner of herein described tract, said pin also having Tennessee State Plane Coordinates of Northing: 666361.19, Easting: 1773010.28;

Thence leaving said O.I.C. Cameron Park Office Center property and with the south line of said Colonial Village Subdivision, South 86°11'04" East, 153.64 feet to an iron pin old;

Thence continuing with said Colonial Village Subdivision, South 83°27'32" East, 416.04 feet to an iron pin old, said pin being the northwest corner of said Nashville Supportive Housing, Inc. property, said pin also being the northeast corner of herein described tract;

Thence leaving said Colonial Village Subdivision and with the west line of said Nashville Supportive Housing, Inc., property, South 06°37'10" West, 167.50 feet to an iron pin old;

Thence continuing with said Nashville Supportive Housing, Inc., property and along a curve to the left having a radius of 25.00, an arc length of 37.16, a chord bearing of South 35°57'37" East, for a chord length of 33.69 feet to an iron pin set;

Thence continuing with said Nashville Supportive Housing, Inc., property South 77°42'03" East, 74.33 feet to an iron pin set;

Thence continuing with said Nashville Supportive Housing, Inc., property along a curve to the right having a radius of 75.00, an arc length of 66.72, a chord bearing of South 52°30'15" East, for a chord length of 64.54 feet to an iron pin old;

Thence continuing with said Nashville Supportive Housing, Inc. property, South 26°41'33" East, 48.97 feet to the point of beginning and containing 151,567.70 Square Feet or 3.48 Acres more or less.

Being the same property conveyed to 2733 Property LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20190916-0093400, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Sarah Klitnick, do hereby make oath that I am 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 12/29/23.

Affiant Signature

12/29/23

Date

State of New Jersey

County of Bergen

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

Aryeh Lazarus, Esq.
Attorney at Law
State of New Jersey