Karen Johnson Davidson County
Batch # 1087625 DEEDTRS
01/02/2024 12:47:39 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20240102-0000234

PREPARED BY:
James E. Albertelli, P.A. dba ALAW
401 Commerce Street, Suite 150
Nashville, TN 37219
File No.: 23-009896

PROPERTY ADDRESS: 203 Elberta St., Nashville, TN 37210

MAP/PARCEL NUMBER: 119 05 0 415.00

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

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: 1 Public Homes LLC

Address: 5133 Harding Pike, Ste. B10, Nashville, TN 37205

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$142,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2 day of January, ~~2023.~~ 2024

Notary Signature: Nichole Daniel
Printed Name: Nichole Daniel
Notary State: Tennessee
Commission Exp: July 7, 2025

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUSTEE'S DEED

This instrument made this December 20, 2023, by and between **James E. Albertelli, P.A. dba ALAW**, Trustee, and **1 Public Homes LLC**

WITNESSETH:

THAT, WHEREAS, on December 14, 2017, Jeffrey L. Crowe and Barbara A. Crowe duly executed and acknowledged a Deed of Trust, as recorded in Instrument Number 20180105-0001890 ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, for the benefit of U.S. Bank National Association, conveying the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal Description of the Property: SITUATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT NO. 20 ON THE MAP OF THE RESUBDIVISION OF CERTAIN BLOCKS OF CUMBERLAND NURSERIES OF RECORD IN BOOK 161, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. CROWE AND WIFE, BARBARA A. CROWE BY DEED FROM JAMES DOUGLAS CARR DATED FEBRUARY 08, 2008, RECORDED FEBRUARY 12, 2008 IN INSTRUMENT NO: 20080212-0014238 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 203 Elberta St., Nashville, TN 37210, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, James E. Albertelli, P.A. dba ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in Instrument Number 20230915-0072630 in the aforesaid Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Nashville Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on October 6, 2023, October 13, 2023 and October 20, 2023; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including 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; and

WHEREAS, the Trustee has conducted a diligent search of the Defense Manpower Data Center 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 therein contained; and

WHEREAS, on December 14, 2023, at the hour of 11:26 A.M. local time, at the usual and customary location at the Davidson County Courthouse, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to **1 Public Homes LLC**, at a bid of **$142,000.00**, being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said Trustee as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, James E. Albertelli, P.A. dba ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto **1 Public Homes LLC** the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the

hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, James E. Albertelli, P.A. dba ALAW, Trustee hereunto set its hand and seal the day and year first above written.

James E. Albertelli, P.A. dba ALAW, Trustee

By: _____
Printed Name: Shilpini Burris
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, personally appeared Shilpini Burris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of James E. Albertelli, P.A. dba ALAW, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of James E. Albertelli, P.A. dba ALAW.

WITNESS my hand, at office, this 20th day of December, 2023.

Notary Signature: Patricia Klutcharch
Printed Name: Patricia Klutcharch
Notary State: Tennessee
Commission Exp: 3-3-26

