Karen Johnson
Batch # 1087790
01/03/2024 08:21:53 AM
Fees: $18.00 Taxes: $970.20

Davidson County
DEEDTRS
3 pgs

20240103-0000451

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Catherine Moore

GRANTEE(s)
Andrei Gikharev and Olga Gikharev

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 30, 2017 and recorded July 7, 2017, Document No. 20170707-0068666 in the Register's Office of Davidson County, Tennessee, Catherine Moore conveyed to North American Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmeriFirst Financial, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, M & T Bank has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 10, 2019, Document No. 201906100054998 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and M & T Bank has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to November 2, 2023; **AND**

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on November 2, 2023; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Andrei Gikharev and Olga Gikharev, at and for the sum of $262,215.01, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Andrei Gikharev and Olga Gikharev of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Andrei Gikharev and Olga Gikharev, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 454 ON THE PLAN OF HAYNES MANOR, SECTION 3, OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.
>
> Being the same property conveyed to Grantor by deed recorded as Instrument No. 20170707-0068665, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3848 Woodward Drive, Nashville, TN 37207.
>
> Tax Parcel No.: 059-11-0-109.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Andrei Gikharev and Olga

Gikharev, and unto its successors and assigns.

14 IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of November, 2023.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney McGahhey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 14th day of November, 2023.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 262,215.01, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 22 day of December, 2023

_____
Andrei Gikharev and Olga Gikharev

ACKNOWLEDGMENT

STATE OF California
COUNTY OF Alameda

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Andrei Gikharev, Olga Gikharev with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Castro Valley this 22nd day of December, 2023.

_____
Notary Public

My Commission Expires: August 15, 2026

RITA RENEE RUCKER
COMM. #2413003
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires AUGUST 15, 2026

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andrei Gikharev and Olga Gikharev
21225 Orange Ave
Castro Valley , CA 94546
483-5826419-703

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated June 30, 2017, and the Deed of Trust of even date securing the same, recorded July 7, 2017, Document No. 20170707-0068666, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Catherine Moore, conveying certain property therein described to North American Title Insurance Company as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmeriFirst Financial, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by M & T Bank.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by M & T Bank, will, on **November 2, 2023 on or about 11:00 AM, at the The Historic Davidson County Courthouse** ~~One Public Square, Nashville, TN 37201~~, offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 484 ON THE PLAN OF HAYNES MANOR, SECTION 3, OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

ALSO KNOWN AS: 3848 Woodward Drive, Nashville, TN 37207

This sale is subject to all matters shown on 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. In addition, the following parties may claim an interest in the above- referenced property:

CATHERINE MOORE
TENANTS OF
MARINER FINANCE
AMERIFIRST FINANCIAL INC.
KAREN SHAKIR
RAQAYYAH EVALS-EL
USHOMESTAYS, LLC

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record.

W&A No. 339329

DATED August 23, 2023

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Aug. 25, Sept. 1, 8, 2023 - - Fs!58167

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

August 25, 2023
September 1, 2023
September 8, 2023

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this 8th day of **September 2023,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation or association of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Pam Mallett** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

WITNESS my hand and Official Seal at office this 8th day of **September 2023.**

_____
Notary Public

AUDREY M. KALMA
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY
MY COMM. EXP. FEB. 07, 2027