Name & Address of Owner for Tax Bills:
Christi Spain
c/o Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1094627 DEEDTRS
01/26/2024 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $194.93
20240126-0005339

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 138 00 0 016.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 10, 2021 of record at Instrument No.: 20210514-0065604 Register's Office, Davidson County, Tennessee, **Mariam S. Mohamed** and **Mohamoud S. Dahir**, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Grassland Financial Services, LLC; and,

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM of the Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 29, 2023, January 5, 2024 and January 12, 2024 stating that on **Friday, January 19, 2024 at 12:00 pm (Noon)** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Trustee, offered said property for sale at public outcry and sold said property to Grassland Financial Services, LLC, its successors and assigns for **$52,683.70**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said Grassland Financial Services, LLC (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Tract 2 (0 Couchville Pk.):

A tract of land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer, surveyor, dated 1975, and more particularly described as follows:

Beginning at a point in the Northerly R.O.W. of Couchville Pike said point being the Southeast corner of the property conveyed to Baxter B. Haley by deed of record in Deed Book 7258, Page 233, Register's Office for Davidson County, Tennessee, and said point also being the Southwest corner of the property conveyed to Baxter B. Haley by deed of record in Deed Book 7256, Page 230, said Register's Office; thence, leaving said R.O.W. and with said Haley's line, North 06 degree 48 minutes East a distance of 220.46 feet to a point, said point being a corner of the property conveyed to Tom G. Coleman, Jr., Trustee, by deed of record in Deed Book 4966, Page 729, said Register's Office; thence, leaving said Haley's line and proceeding with said Coleman, South 86 degree 55 minutes East, a distance of 107.12 feet to a point, said point being the Northwest Corner of the property conveyed to James D. Riddle, et ux et al, by deed of record in Deed Book 7317, Page 898, said Register's Office, thence leaving said Coleman's line 220.00 feet to a point in the Northerly R.O.W. of Couchville Pike; thence, with said R.O.W. of Couchville Pike, North 86 degrees 55 minutes West a distance of 120.15 feet to the point of beginning and containing 0.574 acres, more or less.

DEED REFERENCE:
Being a portion of the same property conveyed to Stephen R. Elmore by deed from Baxter B. Haley of record in Book 7892, Page 396 Register's Office for Davidson County, Tennessee, dated July 7, 1989 and recorded on July 19, 1989 (Value or consideration shown in aforementioned deed $14,000.00.)

Being the same property conveyed to Baxter B. Haley by deed from Stephen R. Elmore of record in Book 8299, Page 703, Register's Office for Davidson County, Tennessee, dated December 21, 1990 and recorded on February 27, 1991 (Value or consideration shown in aforementioned deed $0.00.) The property was sold in tax sale to Mohamoud S. Dahir, of record in Final Decree Confirming Sale recorded at Instrument No. 20211127-0108858. Being also known as 0 Couchville Pike, Hermitage, TN 37076.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20210514-0065604 said Register's Office.

TAX MAP-PARCEL NO.: 138 00 0 016.00
PROPERTY ADDRESS: 0 Couchville Pike, Nashville, TN 37076, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

Included in this Deed of Trust but **EXCLUDED** from this sale is property known as "0 Tulip Grove Road, Hermitage, TN 37076".

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 19th day of January, 2024.

David G. Mangum, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 19th day of January, 2024.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$52,683.70**.

~~Affiant~~

Subscribed and sworn before me, this 19th day of January, 2024.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #74491

CERTIFICATION OF ELECTRONIC DOCUMENT

I, David G. Mangum, 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 January 19, 2024.

Affiant Signature

January 25, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th of January, 2024

Notary's Signature

MY COMMISSION EXPIRES: 09/26/2027

Notary's Seal (if on paper)

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM