This instrument prepared by:

MELINDA KIRKHAM
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027
(615) 238-3630
MWZM No.: 23-000362-210

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Larry Cox
441 Beauchamp Circle
Franklin, TN 37067

Karen Johnson
Batch # 1096741
02/01/2024 11:36:26 AM
Fees: $18.00 Taxes: $767.75

Davidson County
DEEDTRS
3 pgs

20240201-0007146

Tax ID: 052040059.00
Property Address: 213 Manzano Road, Madison, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 10, 2021, EnTrust Title Group was named Trustee in a Deed of Trust of even date executed by ROBERT DOUGLAS, JR, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $315,000.00, principal, said Deed of Trust being recorded as Instrument No. 20211124-0156181 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20231116-0089236** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **11/16/2023, 11/23/2023, 11/30/2023** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on January 25, 2024 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Larry Cox**, submitted the highest and best bid, in the amount of $207,500.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Larry Cox**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 19, on the plan of Arrowhead Estates, Section One, revised, which plan appears of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Robert Douglas, Jr. and wife, Robbie A Douglas by deed from James W Buckner and wife, Margaret J Buckner, of record in Book 6387, page 848, Register's Office for Davidson County, Tennessee.

PIN: 052 04 0 059.00

THIS IS IMPROVED PROPERTY KNOWN AS 213 Manzano Road, Madison, TN 37115.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **Larry Cox**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 23-000362-210-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Kirkham, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, 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 nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 29th day of January, 2024.

Melinda Kirkham
Attorney at Law, Bar Number
039948
Mackie Wolf Zientz & Mann, P.C.

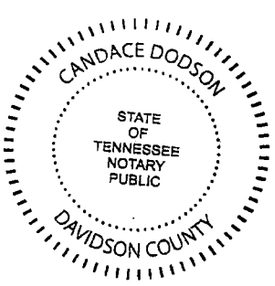
ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 29th day of January, 2024 before me, Candace Dodson, the undersigned officer, personally appeared Melinda Kirkham of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for FINANCE OF AMERICA REVERSE LLC, and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of
Tennessee



My Commission Expires
July 6, 2026

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027, on this 29th day of January, 2024.

Melinda Kirkham, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melinda Kirkham, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 29th day of January, 2024.

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $207,500.00.

Affiant

Subscribed and sworn to before me, this on this 29th day of January, 2024.

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY