Karen Johnson Davidson County
Batch # 1098702 DEEDTRS
02/07/2024 10:26:09 AM 3 pgs
Fees: $18.00 Taxes: $3,522.40
20240207-0008576

Name and address of new owner:
Southeastern Investments IV, LLC
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205

Send Tax Bills:
Southeastern Investments IV, LLC
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205

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

MAP/GROUP/PARCEL: 070-07-0S-001.00 CO & 070-07-0S-002.00-CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 29, 2020, of record at Instrument No.: 20201102-0127737 in the Register's Office of Davidson County, Tennessee, **Bolder Development, LLC**, conveyed to Investors Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Franklin Synergy Bank n/d/b/a FirstBank; and,

WHEREAS, by instrument recorded at Instrument No.: 20231106-0086671, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; 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, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 17, 2023, November 24, 2023 and December 1, 2023 stating that on Tuesday, December 12, 2023 at Noon in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, 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, Substitute 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, after several notices of postponement, the sale was held on Friday, February 2, 2024 at the place stated in said advertisement and on said terms. On February 2, 2024, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Southeastern Investments IV, LLC**, its successors and assigns for **$952,000.00**, 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, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Southeastern Investments IV, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit Nos.: 1000A & 1000B, ONETHOUSAND ALICE STREET, as shown on the Declaration of Covenants, Conditions and Restrictions for ONETHOUSAND ALICE STREET, a Horizontal Property Regime with Private Elements of record in Instrument No.: 20201030-0127150, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

DEED REFERENCE:
Being the same property conveyed to Bolder Development, LLC by Warranty Deed from Michael S. Lawrence, married, of record in Instrument No.: 20200930-0112798, Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on September 30, 2020.

Also being a portion of the same property conveyed to Sinan Dursun, married, by Quitclaim Deed from Bolder Development, LLC of record in Instrument No.: 20230509-0034474, Register's Office for Davidson County, Tennessee, dated May 8, 2023.

Also being a portion of the same property conveyed to Sinan Dursun, married, by Quitclaim Deed from Bolder Development, LLC of record in Instrument No.: 20230509-0034475, Register's Office for Davidson County, Tennessee, dated May 8, 2023.

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.: 20201102-0127737, said Register's Office.

TAX MAP-PARCEL NO.: Previously 070-07-0-054.00; now known as 070-07-0S-001.00 CO & 070-07-0S-002.00-CO

PROPERTY ADDRESS: Previously known as 1000 Alice Street, Units A&B, Nashville, TN 37218 now known as 1000 Alice Street, Nashville, TN 37218 and 1002 Alice Street, Nashville, TN 37218, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

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 2nd day of February, 2024.

David G. Mangum, ~~Substitute~~ 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, Substitute 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 2nd day of February, 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 **$952,000.00**.

Affiant

Subscribed and sworn before me, this 2nd day of February, 2024.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027