PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

Karen Johnson Davidson County
Batch # 1100557 DEEDTRS
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Fees: $18.00 Taxes: $999.00
20240213-0009945

LOGS:22-122442
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 5, 2021, recorded in Instrument No. 20210312-0033392, in the Register's Office of Davidson County, Tennessee, Roger L. Baskin conveyed to Greg Smithers, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in 20220803-0088637, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on December 22, 2023, December 29, 2023, January 5, 2024 by which advertisement the sale was appointed to be held on January 25, 2024, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

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

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) 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 of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Larry Cox for the sum of $270,000.00, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by Larry Cox the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Larry Cox, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to wit:

A certain real property in Davidson County, Tennessee, described as follows, to-wit:
Land in the 10th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey of Wayne S. Cooper, Sr., Surveyor, dated December 27, 1993 and revised April 1, 1974, as Tract 4 of the property of Hazel A. Raines, being more specifically described as follows:

Beginning at a point in the center of Union Hill Road, 698.97 feet northwest of the northeasterly corner of the original 15.42-acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, page 467, said Register's Office, to which reference is hereby made for a more complete description of the said property and being the northeasterly corner of this tract; thence South 15 degrees 19 minutes 34 seconds West 1015.67 feet to a point; thence North 55 degrees 6 minutes 50 seconds West 94.85 feet to a point; thence North 9 degrees 00 minutes 8 seconds East 962.00 feet to a point in the center of Union Hill Road; thence following the center of said Road, South 82 degrees 31 minutes 50 seconds East 197.20 feet to the point of beginning, and containing 3.221 acres, more or less.

Being the same property conveyed to William I. Kimbro and wife, Mabel L. Kimbro by Warranty

Deed from Charles L. Holcomb and wife, Linda L. Holcomb of record in Book 6099, page 675, Register's Office for Davidson County, Tennessee, dated July 20, 1983 and recorded on July 22, 1983. (Value or consideration shown in aforementioned deed $60,500.00.)

Mabel L. Kimbro and William I. Kimbro having since deceased. Kerry Lance Kimbro being named Executor pursuant to the Last Will and Testament of William Ivan Kimbro, which was duly probated under Docket 96P870 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Roger L. Baskin and wife, Paula K. Baskin by Quitclaim Deed from Kerry Lance Kimbro, executor for the estate of William Ivan Kimbro, surviving spouse of Mabel L. Kimbro, deceased of record in Book 10600, page 594, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 08, 1997. (Value or consideration shown in aforementioned deed $65,000.00.)

Paula K. Baskin having died on or about June 02, 2020, leaving Roger L. Baskin as surviving tenant.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20210312-0033392, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded in Book 10600 and Page 594, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any ways appertaining unto Larry Cox, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this ~~First~~ Seventh day of February, 2024.

LLG Trustee TN LLC

By: _____
LLG Trustee TN LLC
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 1st day of February, 2024, before me, a Notary Public, in and for said State and County, personally appeared LLG Trustee TN LLC, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My commission expires: _____

Notary Public _____

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Davis
, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

My commission expires: Notary Public

PROPERTY ADDRESS: 2531 Union Hill Rd, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Larry Cox
441 Beauchamp Circle
Franklin, TN 37067

STAR BENFIELD
NOTARY PUBLIC
Gaston County
North Carolina
My Commission Expires March 22, 2024

LOGS File #22-122442
Map & Parcel -016 00 0 037.00

RETURN TO:

Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615)815-1992

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