FILE NO.: TPG-23-05595

Karen Johnson Davidson County
Batch # 1103534 DEEDTRS
02/22/2024 12:28:05 PM 3 pgs
Fees: $18.00 Taxes: $1,480.37
20240222-0012200

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
TPG-23-05595

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
1 Public Homes, LLC	**1 Public Homes, LLC**	**082 03 0 495.00**
5133 Harding Pike Ste B-10 #185 Nashville, TN 37205	**5133 Harding Pike Ste B-10 #185 Nashville, TN 37205**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated March 4, 2022 and recorded March 29, 2022, at **Instrument Number 20220329-0036285**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **PURPLE DOORS LLC** ("Borrower") conveyed to PROVIDENCE TITLE, LLC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 4, 2022, (the "Note"), which obligation is presently held by **Aero Mortgage Loan Trust 2019-1**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of PROVIDENCE TITLE, LLC, said appointment being set forth in **Instrument Number 20231215-0096983** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on February 8, 2024, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on January 11, 2024, January 18, 2024, January 25, 2024, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

FILE NO.: TPG-23-05595

WHEREAS, on February 8, 2024, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **1 Public Homes LLC** at the price of **Four Hundred Thousand One Hundred and 00/100 ($400,100.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Four Hundred Thousand One Hundred and 00/100 ($400,100.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **1 Public Homes LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF WILLIS SHARPE AND CRUTCHER`S ADDITION OF RECORD IN PLAT BOOK 57, PAGE 82, IN THE REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PURPLE DOORS LLC, HEREIN BY WARRANTY DEED DATED 4TH DAY OF MARCH, 2022, OF RECORD AT 202203290036284 IN SAID REGISTER`S OFFICE TENNESSEE.

The source of title is recorded at Instrument number 20220329-0036284, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 1006 N 5TH ST, NASHVILLE, TN 37207.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

FILE NO.: TPG-23-05595

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 20 day of February, 2024.

Rubin Lublin TN, PLLC

Printed Name: Jonathon Luster
Title: Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Nicole Gordon, of the state and county aforesaid, personally appeared, Jonathon Luster, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be an Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 20 day of February, 2024.

Notary Public

My commission expires:

NICOLE GORDON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES JUNE 13, 2027

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 400,100.

WITNESS my hand on this 22nd day of February, 2024.

Nathan Cass
Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 22nd day of February, 2024.

Notary Public

My commission expires: 05/02/2024

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY