FILE NO.: CSLC-23-03689

...Johnson Davidson County
Batch # 1108948 DEEDTRS
03/08/2024 10:32:34 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240308-0016240

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$690,000
_____, Affiant
Subscribed and sworn before me this the
8 Day of March, 2024.
Julia Rivera, Deputy Register

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
CSLC-23-03689

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
L&L TNR, LLC	L&L TNR, LLC	043 12 0 011.00 AND 043 12 0 010.00
735 Burgess Dr Goodlettsville, TN 37072	735 Burgess Dr Goodlettsville, TN 37072	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 31, 2022 and recorded September 7, 2022, at **Instrument Number 20220907-0100459**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **PINKHAM PARTNERS LLC** ("Borrower") conveyed to ANDREA P. PERRY, 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 August 31, 2022, (the "Note"), which obligation is presently held by **Center Street Lending VIII SPE, LLC**; 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 ANDREA P. PERRY, said appointment being set forth in **Instrument Number 20231221-0098333** 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 4, 2024, January 11, 2024, January 18, 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

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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 **L&L TNR, LLC** at the price of **Six Hundred Seventy-Six Thousand Two Hundred Sixty-Four and 10/100 ($676,264.10)** 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 Six Hundred Seventy-Six Thousand Two Hundred Sixty-Four and 10/100 ($676,264.10) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **L&L TNR, 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:

PARCEL 1: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 7 ON THE PLAN OF ELLER & VANDIVER SUBDIVISION, BLOCK "A", DESCRIBED ACCORDING TO E` SURVEY BY SOUTHERN LAND & ASSOCIATES, DATED MARCH 31, 1980, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RIO VISTA DRIVE, SAID POINT BEING 253 FEET FROM THE NORTHERLY MARGIN OF DUPONT AVENUE; THENCE NORTHWESTERLY 50 FEET, MORE OR LESS TO A POINT; THEN NORTHEASTERLY 275 FEET TO A POINT; THENCE SOUTHEASTERLY 50 FEET, MORE OR LESS TO A POINT; THENCE SOUTHWESTERLY 275 FEET TO THE EASTERLY MARGIN OF RIO VISTA DRIVE WHICH IS THE POINT OF BEGINNING.

PARCEL 2: LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING PART OF LOT NO. 10 ON THE PLAN OF ANDERSON ESTATES OF RECORD IN BOOK 1130, PAGE 37, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 6 ON THE PLAN OF ELLER AND VANDIVER`S SUBDIVISION, NOT OF RECORD, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RIO VISTA DRIVE, SAID POINT BEING 203 FEET FROM THE NORTHERLY MARGIN OF DUPONT AVENUE; THENCE NORTHWESTERLY 50 FEET TO A POINT; THENCE NORTHEASTERLY 275 FEET TO A POINT; THENCE SOUTHEASTERLY 50 FEET TO A POINT; THENCE SOUTHWESTERLY 275 FEET TO THE POINT OF BEGINNING.

The source of title is recorded at Instrument Number 20220907-0100458, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 214-216 & 218-220 RIO VISTA DR, MADISON, TN 37115.

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.

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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 21 day of February, 2024.

Rubin Lublin TN, PLLC

_____

Printed Name: Jonathan Laster

Title: Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

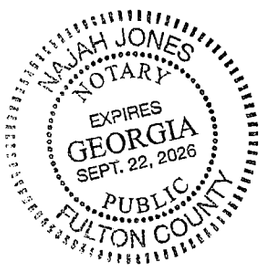
STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najah Jones, of the state and county aforesaid, personally appeared, Jonathan Laster, 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 21st day of February, 2024.

_____

Notary Public



My commission expires: 9/22/26

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand on this _____ day of _____, 2024.

_____

Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the _____ day of _____, 2024.

_____

Notary Public

My commission expires: