Karen Johnson Davidson County
Batch# 1118333 DEEDTRS
04/03/2024 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,846.30
20240403-0023541

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2023-00283
Property Address: 3000 Clare Avenue, Nashville, TN 37209
Parcel Number: 092-06-0-149.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Chandrakant Patel conveyed to Matthew Williams, Trustee for the benefit of Easy Street Capital Investments LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated May 6, 2022, and recorded on May 10, 2022, in Instrument No. 20220510-0053245 in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, EF Mortgage LLC, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee in Instrument No. 20240111-0002482 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on March 14, 2024, at 10:00 am to the highest and best bidder for cash, at which sale

EF Mortgage LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $499,000.00; and

WHEREAS, the high bidder has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by EF Mortgage LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto EF Mortgage LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson State of Tennessee:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lots Nos. 1, 2 and 3 in Block 15, of Fisk University Plan of record in Book 421, Page 4 and 5, Register's Office for said County.

Said Lots Nos. 1, 2 and 3 adjoins and fronts together 75 feet on the westerly of 30th Avenue, North, formerly Garner Avenue, and runs back between parallel lines 150 feet to an alley. There is a small corner cut off on the front part of Lot Number 1, which is caused by a small offset in the Clare Street.

Being the same property conveyed to Chandrakant Patel, by deed of record in Instrument No. 20220510-0053244, Register's Office for Davidson County, Tennessee.

Street Address: 3000 Clare Avenue, Nashville TN 37209
Parcel Number: 092-06-0-149.00

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said EF Mortgage LLC, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 3rd day of April, 2024.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

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

Sheretha M. Edwards
Notary Public
My Commission Expires: 11-9-2025

SHERETHA M EDWARDS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 11-09-2025

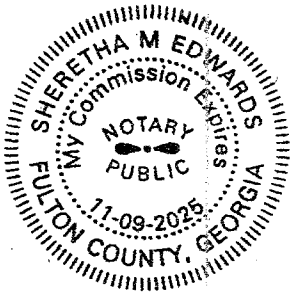
STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 3rd day of April, 2024.

Notary Public
My Commission Expires: 11-9-2025



Property Address:	3000 Clare Avenue, Nashville, TN 37209
Parcel Number(s):	**092-06-0-149.00**
Property Owner and Tax Notices:	EF Mortgage LLC c/o BSI Financial Services 4200 Regent Boulevard, Suite B200 Irving, Texas 75063

Tennessee Certification of Electronic Document

I, Cindy Sherwood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 3, 2024 (date of document).

Affiant Signature

April 3, 2024

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2025

NOTARY'S SEAL

