Karen Johnson Davidson County
Batch # 1119081 DEEDTRS
04/04/2024 01:50:13 PM 4 pgs
Fees: $23.00 Taxes: $2,038.70
20240404-0024000

NAME AND ADDRESS OF NEW OWNER:
1 Public Homes, LLC
5133 Harding Pike
Suite B10-185
Nashville, Tennessee 37205

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 109080A02400

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by King D. Dunlap, V, to Tennessee Title Services, Trustee, of record at Instrument No. 20230511-0035195, of the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Chris Ottino, a single man, Slocum 401k Plan, Rebecca Madelyn Williams-Slocum as trustee, Clayton W. Slocum and Rebecca M. Williams-Slocum, Trustees of the Slocum Family Trust 2017 and Stephen R. Williams and Patricia J. Williams, the holders of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid, and the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed at Instrument No. 20231212-0095759, of said Register's Office; and

WHEREAS, the undersigned being directed so to do by the holders of said debt, advertised said property for sale for a period of twenty one (21) days beginning January 19, and continuing on January 26, and February 2, 2024, by publication duly and regularly made in the Davidson A.M. in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is on Tuesday, February 13, 2024 at 1:00 P.M. outside the door of

the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, to announce the sale was adjourned to February 20, 2024, at the same time and place set forth in said advertisement.

WHEREAS, on February 20, 2024, at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holders of said debt, proceeded to announce the sale was adjourned to April 2, 2024, at the same time and place set forth in said advertisement.

WHEREAS, on April 2, 2024, at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holders offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon 1 Pubic Homes, LLC became the highest, best and last bidder thereon at the bid and sum of Five Hundred Fifty-One Thousand and 00/100 Dollars ($551,000.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of Five Hundred Fifty-One Thousand and 00/100 Dollars ($551,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **George H. White, Successor Trustee**, has bargained and sold and does hereby transfer and convey to **1 Pubic Homes, LLC**, a Tennessee limited liability company, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
>
> LAND in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Cook's Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to King D. Dunlap, V, by deed from Citizens Homes, Inc., a Delaware corporation, appearing of record in Instrument No. 20140317-0021640, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 3045 Cooks Landing Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Successor Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 3rd day of April, 2024.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 3rd day of April, 2024, before me personally appeared George H. White, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Successor Trustee's Deed) and acknowledged that he executed the same as his free act and deed.

3rd WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of April, 2024.

Mary M. Richardson
Notary Public

My Commission expires: 11/28/26

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$551,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

George H. White
Affiant

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

Mary M. Richardson
Notary Public

My Commission expires: 11/28/26

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY