Name and address of new owner:
Stephen Lazarus
735 Burgess Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1128779 DEEDTRS
04/29/2024 02:56:53 PM 3 pgs
Fees: $18.00 Taxes: $90.17
20240429-0031093

Send Tax Bills:
Stephen Lazarus
735 Burgess Drive
Goodlettsville, TN 37072

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 134-09-B-098.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 28, 2008, of record at Instrument No.: 20080204-0011529, Register's Office, Davidson County, Tennessee, Carol F. Watkins, conveyed to B. Anthony Saunders, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Nashville Area Habitat for Humanity, Inc. n/k/a Habitat for Humanity of Greater Nashville; and,

WHEREAS, by instrument recorded at Instrument No.: 20190502-0040899, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 5, 2024, April 12, 2024 and April 19, 2024 stating that on **Friday, April 26, 2024 at 12:00 pm Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Stephen Lazarus**, its successors and assigns for **$24,370.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Stephen Lazarus**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being known as Lot No. 84 as shown on the map entitled Revision One, Providence Park, Phase 2, R10 Cluster Lot Option of record as Instrument No. 20050922-0113968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

DEED REFERENCE:
Being the same property conveyed to Carol F. Watkins from Nashville Area Habitat for Humanity, Inc. by special warranty deed of record at Instrument No.: 20080204-0011526.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20080204-0011529 said Register's Office.

This property is sold **SUBJECT** to a first mortgage securing 4736 Reischa Drive, Nashville, TN 37211 in favor of Habitat for Humanity of Greater Nashville f/d/b/a Nashville Area Habitat for Humanity, Inc. in the original principal amount of $83,625.00, of record at Instrument No. 20080204-0011527 and assigned to Tennessee Housing Development Agency of record at Instrument No. 20080204-0011528, said Register's Office, as well as any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

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PROPERTY ADDRESS: 4736 Reischa Drive, Nashville, TN 37211 as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 26th day of April, 2024.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of April, 2024.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$24,370.00**.

Affiant

Subscribed and sworn before me, this 26th day of April, 2024.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #72653