Name and address of new owner:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1139869 DEEDTRS
05/28/2024 02:04:50 PM 3 pgs
Fees: $18.00 Taxes: $1,459.74
20240528-0039455

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

MAP/GROUP/PARCEL: 083-02-0-252.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 30, 2023, of record at Instrument No.: 20230705-0051115 in the Register's Office of Davidson County, Tennessee, **Ephraim Maldonado** conveyed to J. Carlton Drumwright of Williamson County, Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Meridian Capital Group, LLC; and,

WHEREAS, by instrument recorded at Instrument No.: 20240426-0030254 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 May 3, 2024, May 10, 2024 and May 17, 2024 stating that on **Friday, May 24, 2024 at 12:00 pm (Noon)** in the hallway just outside of the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, 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 **Meridian Capital Group, LLC**, its successors and assigns for **$394,525.41**, 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 **Meridian Capital Group, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No.: 6 on the Plat of Jas. J. Pryors Heirs Subdivision of Lots Nos. 19 and 20, in Brownsville, as of record in Plat Book 843, Page 41, Register's Office for said County, to which plat reference is hereby made for a complete description.

DEED REFERENCE:
Being the same property conveyed to Ephraim Maldonado by warranty deed dated June 30, 2023 from Frank W. Hurd and wife, Elizabeth E. Hurd as recorded at Instrument No.: 20230705-0051114 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 202307050051115, said Register's Office.

TAX MAP-PARCEL NO.: 083-02-0-252.00
PROPERTY ADDRESS: 1516 McKennie Avenue, Nashville, Tennessee 37206, as shown on the tax maps for the 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.

[REMAINDER OF PAGE INTENTIONALL LEFT BLANK]

WITNESS my hand on this the 24th day of May, 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 24th day of May, 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 **$394,525.41**.

Affiant

Subscribed and sworn before me, this 24th day of May, 2024.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #76211