Karen Johnson Davidson County
Batch# 1140754 DEEDTRS
05/29/2024 03:32:30 PM 5 pgs
Fees: $28.00 Taxes: $981.24
20240529-0039875

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Taylor Collins, John Caldwell

GRANTEE(s)
PennyMac Loan Services, LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 30, 2021 and recorded January 10, 2022, Document No. 20220110-0002449 in the Register's Office of Davidson County, Tennessee, Taylor Collins, John Caldwell conveyed to Providence Title, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DAS Acquisition Company, LLC, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, PennyMac Loan Services, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 20, 2023, Document No. 202310200082372, in the Register's Office 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, and PennyMac Loan Services, LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to November 28, 2023; and on said date the sale was announced to be postponed and the sale was conducted on May 21, 2024

WHEREAS, pursuant to said advertisement and notice, on May 21, 2024, in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to PennyMac Loan Services, LLC, at and for the sum of $265,200.00, that being the highest and best bid offered; and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by PennyMac Loan Services, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to PennyMac Loan Services, LLC , its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot no. 16 and a portion of Reserved Parcel A on the plan of Farview, Section 2, which is of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, and described as follows: Said Lot No. 16 fronts 73 feet on the easterly margin of May Drive and runs back between parallel lines 140 feet to a dead line, measuring 73 feet thereon. Said portion of Reserved Parcel A is described as follows: Beat an iron

pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73.12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20220110-0002448, Register's Office for Davidson County, Tennessee.

Commonly known as: 612 May Drive, Madison, TN 37115.

Tax Parcel No.: 04302006300

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto PennyMac Loan Services, LLC, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 29 day of May, 2024.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney McGahhey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 29 day of May, 2024.

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963

_____
Notary Public

My Commission Expires: 3-23-31

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 29 day of May, 2024.

Wilson & Associates, PLLC

By: _____
Shellie Wallace (TN Bar #026039)
Courtney McGahhey (TN Bar #035507)
Jillian Wilson (TN Bar #038845)
Wilson & Associates, PLLC, as Agent of Grantee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney McGahhey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, this 29 day of May, 2024.

Nicole West
Notary Public

My Commission Expires: 3-23-31

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
PennyMac Loan Services, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963

202405290039875

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the erformance of the covenants, terms, and onditions of a Deed of Trust Note dated De- ember 30, 2021, and the Deed of Trust of even ate securing the same, recorded January 10, 022, Document No. 20220110-0002449, in ffice of the Register of Deeds for Davidson ounty, Tennessee, executed by Taylor Collins id John Caldwell, conveying certain property erein described to Providence Title, LLC as ustee for Mortgage Electronic Registration stems, Inc., as beneficiary, as nominee for AS Acquisition Company, LLC, its successors d assigns; and the undersigned, Wilson & sociates, P.L.L.C., having been appointed ccessor Trustee by PennyMac Loan Ser- es, LLC.

NOW, THEREFORE, notice is hereby ven that the entire indebtedness has been clared due and payable; and that an agent Wilson & Associates, P.L.L.C., as Successor ustee, by virtue of the power, duty, and au- ority vested in and imposed upon said Suc- ssor Trustee, by PennyMac Loan Services, ; will, on **November 28, 2023 on or about :00 AM, at the at the main entrance to the vidson County Courthouse located at 1 blic Square, Nashville, TN 37201,** offer for e certain property hereinafter described to highest bidder **FOR certified funds** paid at conclusion of the sale, or credit bid from a nk or other lending entity pre-approved by successor trustee. The sale is free from all mptions, which are expressly waived in the d of Trust, said property being real estate ated in Davidson County, Tennessee, and ng more particularly described as follows: **and in Davidson County, Tennessee, be- g Lot no. 16 and a portion of Reserved arcel A on the plan of Farview, Section , which is of record in Book 3600, Page , Register's Office for Davidson County, nnessee, and described as follows: Said t No. 16 fronts 73 feet on the easterly argin of May Drive and runs back be- tween parallel lines 140 feet to a dead line, measuring 73 feet thereon. Said portion of Reserved Parcel A is described as follows: Beat an iron pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72,91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73.12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.**

ALSO KNOWN AS: 612 May Drive, Madison, TN 37115

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

TAYLOR COLLINS
JOHN CALDWELL
TENANTS OF
PELICAN HOME OFFERS LLC & TITAN RENTALS LLC

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record.

W&A No. 357265

DATED October 5, 2023

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Oct. 13, 20, 27, 2023 Fsl58611

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

October 13, 2023
October 20, 2023
October 27, 2023

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this 27th day of **October 2023,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation or association of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Pam Mallett** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

WITNESS my hand and Official Seal at office this 27th day of **October 2023,**

_____
Notary Public

Tennessee Certification of Electronic Document

I, [signature], 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 5/29/24 (date of document).

[signature]
Affiant Signature

5/29/24
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 29 day of May, 2024.

[signature]
Notary's Signature

MY COMMISSION EXPIRES: 3-23-31

NOTARY'S SEAL

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963