**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Deborah M Sanders n/k/a Deborah Marie Ledbetter, Stephen Ledbetter**

**GRANTEE(s)**
**Maria Dongas**

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

Karen Johnson Davidson County
Batch # 1144654 DEEDTRS
06/07/2024 02:56:14 PM 4 pgs
Fees: $23.00 Taxes: $1,002.70
20240607-0042922

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 11, 2010 and recorded October 27, 2010, Document No. 20101027-0085789 in the Register's Office of Davidson County, Tennessee, Deborah M Sanders n/k/a Deborah Marie Ledbetter, Stephen Ledbetter conveyed to David P. Dempsey, as Trustee for Fifth Third Mortgage Company, 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, Fifth Third Bank N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 29, 2024, Document No. 202404290030667, 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 Fifth Third Bank N.A. 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 May 30, 2024; **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, pursuant to said advertisement and notice, on May 30, 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 Maria Dongas, at and for the sum of $271,000.00, that being the highest and best bid offered; and

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 Maria Dongas 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 the said Maria Dongas, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The following described real estate located in Davidson County, Tennessee: Being Lot No. 65 on the Plan of Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20070905-0106338, Register's Office for Davidson County, Tennessee.

Commonly known as: 908 Libby Lane, Hermitage, TN 37076.

Tax Parcel No.: 075 11 282.00

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 Maria Dongas, and unto its

successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 4 day of June, 2024.

Wilson & Associates, PLLC

By: Jillian Wil
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 Jillian Wilson, 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 4 day of June, 2024.

SHANNON DILDAY
COMM. #12714214
Notary Public • Arkansas
Pulaski County
My Comm. Expires April 07, 2031

Notary Public

My Commission Expires: 4-7-2031

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 $271,000.00, 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 7th day of June, 2024

Maria Dongas

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria DOngas, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 7th day of June, 2024.

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashley Patterson
Notary Public

My Commission Expires: 05/03/2027

**PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:**
Maria Dongas
6341 Wildwood Dr
Brentwood, TN 37027

614515181

**Annexed legal notice on the following page(s)**

## 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:

**April 19, 2024**
**April 26, 2024**
**May 3, 2024**

**THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER**

**By:** Audrey Kalman
**Audrey Kalman, Office Administrator**

STATE OF TENNESSEE

On this 3rd day of **May 2024,** 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 this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Audrey Kalman** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 3rd day of **May 2024.**

Sherry Ledet
**Notary Public**

SHERRY LEDET STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MAY 17, 2027

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated October 11, 2010, and the Deed of Trust of even date securing the same, recorded October 27, 2010, Document No. 20101027-0085789, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Deborah M Sanders and Stephen Ledbetter, conveying certain property therein described to David P. Dempsey as Trustee for Fifth Third Mortgage Company; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Fifth Third Bank N.A.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C, as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Fifth Third Bank N.A., will, on **May 30, 2024 on or about 11:00 AM, at the The Historic Davidson County Courthouse One Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

**The following described real estate located in Davidson County, Tennessee: Being Lot No. 65 on the Plan of Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.**
**ALSO KNOWN AS: 908 Libby Lane, Hermitage, TN 37076**

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:
DEBORAH M SANDERS
STEPHEN LEDBETTER
TENANTS OF

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. 238287**

DATED April 12, 2024
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Apr. 19, 26, May 3, 2024 FI301330