Karen Johnson
Batch # 1147663
06/17/2024 08:29:49 AM
Fees: $18.00 Taxes: $484.70
Davidson County
DEEDTRS
3 pgs
20240617-0044855

FILE NO.: 24-08360

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Pamela G. Arnold conveyed to Daniel L. Wischhof as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Franklin American Mortgage Company, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated May 2, 2011 and recorded on May 4, 2011 in Instrument No. 20110504-0034041, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Tennessee Housing Development Agency**; and

WHEREAS, Tennessee Housing Development Agency, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20240402-0023151 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on April 18, 2024, April 25, 2024, and May 2, 2024; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on May 23, 2024 at 10:00 AM to the highest and best bidder for cash, at which sale ANCHORED CAPITAL LLC., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $131,000.00; and

WHEREAS, ANCHORED CAPITAL LLC. has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by ANCHORED CAPITAL LLC. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto ANCHORED CAPITAL LLC., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 112-A on the Plan of Zone Lot Division of Primrose Meadows, Section Two of record in Plat Book 5200, page 666, amending Plat Book 4860, page 105 and amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela G. Arnold, unmarried by Deed from Dolores Ann Johnson, unmarried and Ted B. Holt and wife, Maxine E. Holt of record by Instrument No. 20110504-0034040 Register's Office for Davidson County, Tennessee.

Property commonly known as: 1122 Nelson Drive, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 4 day of June, 2024.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 4 day of June, 2024

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

Brock & Scott File No.: 24-08360
Property Address: 1122 Nelson Drive, Madison, TN 37115
Tax Parcel I.D. No.: 033 16 0 133
Property Owner and Tax Notices:
ANCHORED CAPITAL LLC.
445 Highway 46 South, Suite 29, #209
Dickson, TN 37055