RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Roger Barton Wellborn

GRANTEE(s)
LARRY COX

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 # 1148125 DEEDTRS
06/17/2024 01:48:46 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20240617-0045312

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 27, 2016 and recorded June 14, 2016, Document No. 20160614-0059906 in the Register's Office of Davidson County, Tennessee, Roger Barton Wellborn conveyed to Linear Title and Closing, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for 360 Mortgage Group, 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 1, 2024, Document No. 202403010014451, at 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 June 4, 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 June 4, 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 LARRY COX, at and for the sum of $230,000.00, 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 LARRY COX 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 LARRY COX, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF MADISON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING LOT NO. 61, ON THE PLAN OF SHANNON PLACE SUBDIVISION, SECTION 4, OF RECORD IN INSTRUMENT NO. 20010423-0004003, AS REVISED IN INSTRUMENT NO. 20010502-0044879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20141002-0090901, Register's Office for Davidson County, Tennessee.

Commonly known as: 753 Shandale Drive, Madison, TN 37115.

Tax Parcel No.: 043 01 OA 015,00

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 LARRY COX, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 11 day of June, 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 11th day of June, 2024.

MATT ROBINS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires April 25, 2034
Commission No. 12399751

_____
Notary Public

My Commission Expires: 4-25-2034

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 $_____, 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 _____ day of _____, _____.

_____
LARRY COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 230,000.00, Affiant
Subscribed and sworn before me this the 17 Day of June, 2024.
B. Wen, Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LARRY COX
441 BEAUCHAMENT CIRCLE
FRANKLIN, TN 37067

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:

March 15, 2024
March 22, 2024
March 29, 2024

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Audrey Kalman
Audrey Kalman, Office Administrator

STATE OF TENNESSEE

On this **29th** day of **March 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 **29th** day of **March 2024.**

Sherry Ledet
Notary Public



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 May 27, 2016, and the Deed of Trust of even date securing the same, recorded June 14, 2016, Document No. 20160614-0059906, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Roger Barton Wellborn, conveying certain property therein described to Linear Title and Closing as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for 360 Mortgage Group, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, will, on **June 4, 2024 on or about 10:00 AM, at the At the main entrance to the Davidson County Courthouse located at 1 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF MADISON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING LOT NO. 61, ON THE PLAN OF SHANNON PLACE SUBDIVISION, SECTION 4, OF RECORD IN INSTRUMENT NO. 20010423-0004003, AS REVISED IN INSTRUMENT NO. 20010502-0044879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

ALSO KNOWN AS: 753 Shandale 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:

ROGER BARTON WELLBORN

TENANTS OF

CAVALRY PORTFOLIO SERVICES 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. 358565**

DATED February 19, 2024

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

Successor Trustee

Mar. 15, 22, 29, 2024 FI300777