PREPARED BY AND RETURN TO:
Padgett Law Group
6267 Old Water Oak Rd., Suite 203
Tallahassee, FL 32312
TDP File No.: 24-002676-2

Karen Johnson Davidson County
Batch# 1149041 DEEDTRS
06/20/2024 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,573.43
20240620-0046211

SUBSTITUTE TRUSTEE'S DEED

This instrument was made on this 18th day of June 2024, by and between Padgett Law Group, Substitute Trustee, and LHOME MORTGAGE TRUST 2021-RTL3.

WITNESSETH:

THAT, WHEREAS, on August 17, 2022, R & J Holding LLC, duly executed and acknowledged a Deed of Trust, recorded on August 23, 2022, as Instrument No. 20220823-0095097 ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, conveying to American Realty Title, LLC, Trustee for Kiavi Funding, Inc., the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being one part of Lot No. 18 on the map of Georgia Industrial Realty Company`s North Nashville Property, as of record in Book 421, Page 188, Register`s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Beginning at a point on the South margin of Burch Avenue 300 feet West from the Westerly margin of 24th Avenue North; thence with the margin of Burch Avenue, Westerly 50 feet to a point; thence Southerly parallel to the West margin of 24th Avenue North, 150 feet to a point; thence Easterly 50 feet to a point; thence Northerly 150 feet to the point of the Beginning.

Being the same property conveyed to R&J Holding, LLC by Deed recorded simultaneously herewith in Instrument No. 20220823-0095096, Register`s Office for said County.

Street Address: The street address of the property is believed to be 2407 Burch Street, Nashville, TN 37208, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office as Instrument No. 20240507-0033641; and

WHEREAS default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on May 24, 2024; May 31, 2024; and June 7, 2024.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

WHEREAS, on the 18th day of June, 2024, at the hour of 10 o`clock AM, local time, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to LHOME MORTGAGE TRUST 2021-RTL3, at a bid of $425,250.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto LHOME MORTGAGE TRUST 2021-RTL3 the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: Renee Kammer

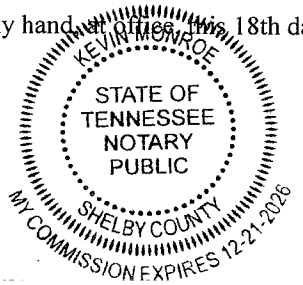
Printed Name: **Renee Kammer**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand at office, this 18th day of June 2024.



Notary Signature: Kevin Monroe

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $425,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Subscribed and sworn to before me on the date written above.

Notary Signature:

KEVIN MONROE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-21-2026

Responsible Taxpayer and Property Owner:

LHOME MORTGAGE TRUST 2021-RTL3
2 Allegheny Center, Suite 200
Nova Tower Two
Pittsburgh, PA 15212

Map/Parcel Number: 081 14 0 184.00

True Copy Certification

I, Renee Kammer do hereby make oath that I 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 correct copy of the original document executed and authenticated according to law on the 18th day of June, 2024.

Renee Kammer
Signature

Date: 6/19/24

STATE OF Tennessee
COUNTY OF Shelby

Sworn to and subscribed before me this 19th day of June, 2024.

Notary Signature: Kevin Monroe
Printed Name: Kevin Monroe

My Commission Exp: 12/21/26

KEVIN MONROE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
SION EXPIRES 12-21-2026