Karen Johnson
Batch # 1150681
06/25/2024 11:07:49 AM
Fees: $23.00 Taxes: $3,455.06
Davidson County
DEEDTRS
4 pgs
20240625-0047356

NEW OWNER:
First Freedom Bank
1620 West Main St.
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

New Owner

Map/Parcel 00-155-49.00-R-000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Kenneth Paul Harris, executed a Deed of Trust to John R. Lancaster, Trustee, dated October 6, 2021, of record at Instrument No.: 20211018-0139565, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Consumer Real Estate Secured Balloon Note payable to the order of First Freedom Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Deed of Trust payable to the order of First Freedom Bank and a default having occurred in the payment of same; and

WHEREAS, pursuant to the above default, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated May 13, 2024, of record at Instrument No.: 20240514-0035472, Register's Office for Davidson County, Tennessee, First Freedom Bank did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Byron M. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by First Freedom Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute

Trustee, duly advertised and sold the property hereinabove described at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, on June 21, 2024, at 1:00 p.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to First Freedom Bank at and for the sum of Nine Hundred Thirty-Three Thousand Eight Hundred Dollars ($933,800.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto First Freedom Bank, its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

Beginning at a Hickory tree with a Tan Oak pointer, same being the North West corner of R.B. Smith's land, in W.H. Anderson's South line; thence with South line of the Anderson and Harvell lands North 87 degrees West 76.90 poles to a stake formerly a Beech; thence with East line of H.T. Claxton South 3 degrees 30 minutes West 13 poles, more or less, to center of the Lewis road, same being Northwest corner of F.C. Tidwell's 11/16 acres lot; thence with center of Lewis Road and North Westerly line of said lot North 34 degrees East 4.66 poles; thence leaving said road going South 54 degrees East passing South Easterly corner of said 11/16 acre lot at about 10.18 poles, in all 13.10 poles to a stake with Black Locus & Sassafras pointers; thence South 36 degrees West 23.80 poles to a stake at the South East corner of J.L. Roberts 1 acre lot, Sassafras & Black Locus pointers; thence with East line of J.M. Roberts land South 2 degrees West 17.50 poles, more or less, to a stake formerly 3 Beech pointers the corner of R.B. Smith land; thence with R.B. Smith's North line South 87 degrees east 76.90 poles to a stake with a large Tan Oak pointer; thence with R.B. Smith's West line North 2 degrees East 52 poles to a point of beginning containing 23.90 acres, being the same more or less.

Being the same property conveyed to Kenneth Paul Harris by Warranty Deed from John M. Keeton, IV, dated October 6, 2021 of record at Instrument No. 20211018-0139564, Register's Office of Davidson County, Tennessee.

The street address of this property is believed to be 8455 Lewis Road, Nashville, Tennessee 37221. Map/Parcel 00-155-49.00-R-000.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and

improvements thereunto belonging, unto the said First Freedom Bank, its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto First Freedom Bank, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 21st day of June, 2024.

BYRON M. GILL
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, Substitute Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND this 21st day of June, 2024.

Notary Public

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My Commission Expires: March 7, 2026

****

The actual consideration or value, whichever is greater, for this transfer is $933,800.00.

Affiant

SWORN AND SUBSCRIBED to before me this 21st day of June, 2024.

Notary Public

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My Commission Expires: March 7, 2026