Karen Johnson Davidson County
Batch# 1152305 DEEDTRS
06/28/2024 09:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240628-0048587

FILE NO.: 24-08444

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Manzano Housing, LLC conveyed to Title and Escrow of Lawrence Co., LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Heritage Lending, LLC, 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 August 11, 2023 and recorded on August 14, 2023 in Instrument No. 20230814-0062960, 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 **Redemption Time LLC**; and

WHEREAS, Redemption Time LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20240503-0032700 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 May 23, 2024, May 30, 2024, and June 6, 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 June 25, 2024 at 10:00 AM to the highest and best bidder for cash, at which sale Redemption Time LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $475,000.00; and

WHEREAS, Redemption Time 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 Redemption Time 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 Redemption Time 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:

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

Being Lot No. 2 on the Final Plat of the Resubdivision of Lot No. 2 of Fitz Subdivision, of record in Plat Book 8250, Page 544, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Raymond Ufford and Mary Ufford, Husband and Wife, by Warranty Deed from Dean Everett Flint, an unmarried person, of record in Instrument No. 20160302-0020079, in the Register's Office of Davidson County, Tennessee, dated February 25, 2016 and recorded on March 02, 2016.

Being the same property conveyed to Manzano Housing, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Raymond Ufford and Mary Ufford, husband and wife, of record in Instrument No. 20210825-0114790, in the Register's Office of Davidson County, Tennessee, dated August 16, 2021 and recorded on August 25, 2021.

Commonly known as: 323/325 Manzano Road, Madison, TN 37115

Property commonly known as: 323 & 325 Manzano Road, 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 27 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:

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 $475,000.00, 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 27 day of June, 2024

Notary Public

My Commission Expires:

Brock & Scott File No.: 24-08444
Property Address: 323 & 325 Manzano Road, Madison, TN 37115
Tax Parcel I.D. No.: 04315018000
Property Owner and Tax Notices:
Redemption Time LLC
19800 MacArthur Road Ste 950
Irvine, CA 92612

TRUE COPY CERTIFICATION

I, Blair Weatherly, do hereby make oath that I am 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 exact copy of the original document executed and authenticated according to law on June 27, 2024.

Affiant Signature

Date: June 27, 2024

State of GA

County of DeKalb

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

