Karen Johnson Davidson County
Batch# 1152494 DEEDTRS
06/28/2024 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20240628-0048877

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me on this 28th day of June, 2024.

Notary Public

My Commission Expires: 1/4/2027

HEATHER HORTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-4-2027

This Instrument Was Prepared By:
Watson Law Group PLLC
P.O. Box 121950
Nashville, Tennessee 37212
Attn: Glen Watson, Esq.

Address New Owner as Follows:	Send Tax Bills To:	Property ID
The Farmers Bank P.O. Box 10 Portland, TN 37148	The Farmers Bank P.O. Box 10 Portland, TN 37148	092 06 0 080.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Mohamoud S. Dahir aka Mohamoud Dahir, by Construction Deed of Trust dated October 1, 2020 (the "Deed of Trust"), of record at Instrument No. 20201015-0120131 in the Register's Office for Davidson County, Tennessee, conveyed to Oldham & Dunning, LLC, Trustee, the hereinafter described real property to secure the payment of an indebtedness evidenced by a Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to The Farmers Bank; and

WHEREAS, said Mohamoud Dahir executed that certain First Modification of Deed of Trust dated October 14, 2021, to increase the indebtedness secured by the Deed of Trust to Three Hundred Eighty-Eight Thousand and No/100 ($388,000.00) Dollars, said modification appearing of record at Instrument No. 20211110-0149929 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note, The Farmers Bank, by Instrument No. 20240109-0001714 of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in *The TN Ledger, Nashville edition*, on May 31, 2024, June 7, 2024 and June 14, 2024; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Front Door of the Davidson County Historic Courthouse, 1 Public Square, Nashville, Tennessee, at 11:00 a.m., prevailing time, on Friday, June 28, 2024, and The Farmers Bank (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property via a credit bid for the sum of Three Hundred Eighty Thousand and No/100 ($380,000.00) Dollars.

NOW, THEREFORE, Glen Watson, in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, its successors and assigns, certain real property more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 277, Block 13 on the Map of the Subdivision of the Heffernan Place of record in Book 161, Page 138, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> Said Lot No. 277 fronts 50 feet on the northerly side of Morena Street, and runs back between parallel lines with the westerly margin of 27th Avenue North, formerly Gerry Avenue, 150 feet to an alley.
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> Being the same property conveyed to Ebenezer Missionary Baptist Church by Warranty Deed from First Union National Bank of Delaware of record in Instrument No. 20020709-0082464, Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 09, 2002. (Value of consideration shown in aforementioned deed $52,500.00.).
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> Being the same property conveyed to Mohamoud S. Dahir by Warranty deed from Ebenezer Missionary Baptist Church of record in Instrument No. 20200708-0073965 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 08, 2020. (Value of consideration shown in aforementioned deed $145,000.00.) Being also known as 2700 Morena Street, Nashville, Tennessee 37208.

And further conveyed by Mohamoud S. Dahir aka Mohamoud Dahir, by Deed of Trust to Oldham & Dunning, LLC, Trustee, of record in Instrument No. 20201015-0120131, Register's Office for Davidson County, Tennessee; the said Oldham & Dunning, LLC, Trustee, having been replaced by Glen Watson, Successor Trustee, by Instrument No. 20240109-0001714 of record, Register's Office for Davidson County, Tennessee.

Common Description: The real property has a street address of 2700 Morena Street, Nashville, Tennessee 37208 appearing in the records of the Metropolitan Trustee; however, such information is provided for convenience only.

This conveyance is made subject to the following:

1. Any and all liens against the property for unpaid property taxes and assessments.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Glen Watson, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 28th day of June, 2024.

Glen Watson, Successor Trustee

Notary Public

My Commission Expires: 1/4/2027

HEATHER HORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Tennessee Certification of Electronic Document

I, Glen Watson, 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 28, 2024 (date of document).

Affiant Signature

June 28, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/4/2027

NOTARY'S SEAL

HEATHER HORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027