Karen Johnson Davidson County
Batch # 1155757 DEEDTRS
07/09/2024 01:21:08 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20240709-0051409

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2024-00104
Property Address: 1253 South 2nd Avenue, Nashville, TN 37210
Parcel Number: 105 03 0 268.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Kathryn Phillips aka Katherine Phillips and Vicki Phillips conveyed to L Harris, Trustee for the benefit of CitiFinancial Services, Inc., 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 22, 2008, and recorded on August 25, 2008, in Instrument No. 20080825-0087136, in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee for Towd Point Mortgage Trust 2021-1, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee in Instrument No. 20240506-0033158, 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, 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, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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 20, 2024, at 10:00 am to the highest and best bidder for cash, at which sale L&L TN R, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $329,000.00; and

WHEREAS, the high bidder 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 the payment by L&L TN R, LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto L&L TN R, 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:

All that certain parcel/Unit of Land in Davidson County, State of TN as more fully described in Book 4431 Page 177 ID#105030268.00/7079035, being known and designated as Lot No. 28 plan of John Nelson's addition. Filed in Book 2, Page 182

Being the same fee simple property conveyed by Warranty Deed from Richard L. Phillips and Katherine Phillips Husband and Wife to Richard L. Phillips and Katherine Phillips Husband and Wife and Ethel Goodman Britt, dated 07/14/1970 recorded on 07/14/1970 in Book 4431, Page 177 in Davidson County Records, State of TN.

Street Address: 1253 South 2nd Avenue, Nashville, Tennessee 37210
Parcel Number: 105 03 0 268.00

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said L&L TN R, LLC, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 18th day of July, 2024.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, 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 the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal the day and year above written.

SHERETHA M EDWARDS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 11-09-2025

Notary Public
My Commission Expires: 11-9-2025

STATE OF GEORGIA
COUNTY OF GWINNETT

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 $329,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 1st day of July, 2024.

Notary Public
My Commission Expires: 11-9-2025



Property Address:	1253 South 2nd Avenue, Nashville, TN 37210
Parcel Number(s):	105 03 0 268.00
Property Owner and Tax Notices:	L&L TN R, LLC 735 Burgess Dr. Goodlettsville, TN 37072