Name and address of new owner:
B Squared, LLC
1804 Williamson Court, Suite 207
Brentwood, TN 37027

Send Tax Bills:
B Squared, LLC
1804 Williamson Court, Suite 207
Brentwood, TN 37027

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1158994 DEEDTRS
07/17/2024 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $4,131.98
20240717-0053660

MAP/GROUP/PARCEL: 11807005600

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 29, 2023, of record at Instrument No.: **20231003-0077855** in the Register's Office for Davidson County, Tennessee (the "**Deed of Trust**"), **JBRA, LLC,** a Tennessee limited liability company, conveyed to Chapman & Rosenthal Title, Inc., Trustee, the hereinafter described property to secure the therein mentioned indebtedness to BD Capital SE, LLC, a New Jersey limited liability company, ISAOA/ATIMA as beneficiary; and,

WHEREAS, BD Capital SE, LLC, declared it is the true and lawful owner and holder of the indebtedness described in the above-mentioned deed of trust and did nominate and appoint David G. Mangum as Substitute Trustee as recorded at Instrument No.: **20240607-0042865**, Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 21, 2024, June 28, 2024 and July 5, 2024 stating that on **Friday, July 12, 2024 at 12:00 pm** at the front door of the Historic Nashville Metro Courthouse, 1 Public Square, Nashville, TN 37201 said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **B Squared, LLC,** a Tennessee limited liability company, its successors and assigns for **$1,116,750.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **B Squared, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

All that certain land, lying and being situated in Davidson County, Tennessee, and more particularly bounded and described as follows:

Being Lot No. 20 on the Map of Berrywood, as of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Greystone Road, the common corner of Lots Nos. 19 and 20; thence with the line between said lots easterly 160.7 feet to a point; thence northerly 89 feet to a concrete monument in the southerly margin of Berry Road; thence with the margin of said road westerly 131.3 feet to a concrete monument at the beginning of a curve; thence with said curve southwesterly 39.3 feet to a concrete monument in the easterly margin of said road southerly 64.3 feet to the beginning.

DEED REFERENCE:
Being the same property conveyed to JBRA, LLC by Warranty Deed from Carolyn Tucker Lewis and Rhonda Dean Benton, Randal Thomas Lewis and Risa Lewis McAlister, and Ryan A. Lewis and Robyn Yvonne Kroeger of record in Instrument No.: 20231003-0077854 in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20231003-0077855, said Register's Office.

TAX MAP-PARCEL NO.: 11807005600
PROPERTY ADDRESS: 2700 Greystone Road, Nashville, Tennessee, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 12th day of July, 2024.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 12th day of July, 2024.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,116,750.00**.

Affiant

Subscribed and sworn before me, this 12th day of July, 2024.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #76262

TENNESSEE ELECTRONIC RECORDING CERTIFICATE

I, LAURENCE M. PAPEL, do hereby make oath that I am ✓ a licensed attorney and/or ✓ the custodian of the original version of the electronic document tendered for recordation herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2024.

L M. Papel

Name: LAURENCE M. PAPEL
Title &/or BPR # 007185

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn before me this 16th day of July 2024.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tammy Rhoades
Notary Public

My Commission expires: July 7, 2027