Karen Johnson Davidson County
Batch# 1159689 DEEDTRS
07/18/2024 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $148.00
20240718-0054355

SUBSTITUTE TRUSTEE'S DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $ 40,000.00 Affiant Subscribed and sworn to before me This 18 day of July 2024. Notary Public My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Jerry Wimberly P.O. Box 110121 Nashville, TN 37222	New Owner	02200011800

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

This indenture made the 18th day of July, 2024, by and between Robert J. Notestine III, Substitute Trustee (party of the first part) and Jerry Wimberly, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 20th day of May, 2021, Dionne E. White did duly execute and convey to the Trustee named therein, certain Deed of Trusts which were duly registered in the Register's Office for Davidson County, Tennessee in Instrument Number 20210603-0074237, whereby were conveyed a certain parcel of property which are described in the Deeds of Trust as follows:

Land in Davidson County, Tennessee, beginning at a point on Gray Ridge Road, and being the northwest corner of said tract, thence East 105 feet; thence west 105 feet; thence north 138 feet to the point of beginning.

Being the same property conveyed to Dionne E. White by Warranty Deed of record in Instrument 20210603-0074236, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 4383 Gray's Pointe Road, Joelton, Tennessee 37080.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Thirty-Seven Thousand, nine hundred and twenty-five Dollars ($37,925.00) as evidenced by a Note dated May 20, 2021 in the original principal amount of Thirty-Seven Thousand, nine hundred and twenty-five Dollars.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deeds of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Nashville Ledger giving the time and place and terms of sale.

AND WHEREAS, Robert J. Notestine III was appointed as Substitute Trustee by the Appointments of Successor Trustee of record in instrument 20240522-0038120, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 17th day of July, 2024, at 10:00 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of $40,000.00 the party of the second part

being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Substitute Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Jerry Wimberly, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Substitute Trustee, he is lawfully seized of said property, does make no other warranties of title.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor 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 and official seal at Nashville, Tennessee, this 18 day of July, 2024.

Notary Public

My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Katelynn King, 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 July 18, 2024.

Katelynn King
AFFIANT SIGNATURE

July 18, 2024
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 18 day of July, 2024.

Lyndsey Almeida
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

