Karen Johnson Davidson County
Batch# 1160638 DEEDTRS
07/22/2024 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $836.20
20240722-0054933

FILE NO.: 24-05322

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Raymond E. Riggan and Patricia Ann Riggan conveyed to Todd Clossin as Trustee for the benefit of Fifth Third Bank, N.A., 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 April 22, 2006 and recorded on July 5, 2006 in Instrument No. 20060705-0079952, 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 **Fifth Third Bank, National Association**; and

WHEREAS, Fifth Third Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 202403210019454 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 April 25, 2024, May 2, 2024, and May 9, 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 July 2, 2024 at 10:00 AM to the highest and best bidder for cash, at which sale M&L LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $226,000.00; and

WHEREAS, M&L 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 M&L 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 M&L 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 122 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 122 FRONTS 80.0 FEET ON THE WESTERLY MARGIN OF HIDDEN HILL DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150.0 FEET TO A DEAD LINE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO RAYMOND E. RIGGAN ET UX PATRICIA ANN RIGGAN FROM MARION THURMAN BUILDERS, A SOLE PROPRIETORSHIP COMPOSED OF MARION THURMAN AND WIFE, EVA M. THURMAN BY DEED DATED JANUARY 20, 1981 AND RECORDED JANUARY 21, 1981 IN BOOK 5702, PAGE 353 IN THE LAND RECORDS OF DAVIDSON COUNTY, TN.

Permanent Parcel Number: 076-05-0 116.00

Property commonly known as: 645 Hidden Hill Drive, Hermitage, TN 37076.

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 17 day of July, 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 $226,000.00, 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 17 day of July, 2024.

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 24-05322
Property Address: 645 Hidden Hill Drive, Hermitage, TN 37076
Tax Parcel I.D. No.: 076 05 0 116.00
Property Owner and Tax Notices:
M&L LLC
735 Burgess Drive
Goodlettsville, TN 37072

Certificate of Authenticity

I, Robert Elliott Graves, 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 7/17/24.

Robert E. Graves
AFFIANT SIGNATURE

7/22/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22nd day of July, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

