Karen Johnson Davidson County
Batch# 1162126 DEEDTRS
07/25/2024 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,106.30
20240725-0056171

Prepared by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 2034 Hamilton Place, Suite 360 Chattanooga, TN 37421 Phone: (423) 498-7400 E-mail: tnfc@raslg.com File Number 23-156368	Send Tax Bills to New Owner(s): Champery Real Estate 2015 LLC 2015 Manhattan Beach Boulevard, Suite 100 Redondo Beach, CA 90278 Parcel ID(s): 096 15 0 015.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 13, 2022, and recorded on April 21, 2022, in Instrument Number 20220421-0046161, in the Register of Deeds Office for Davidson County, Tennessee, ANGELA H. GRAHAM AND CHRISTOPHER L. GRAHAM, WIFE AND HUSBAND, hereinafter "Borrower(s)," conveyed to Yale Riley, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, LAKEVIEW LOAN SERVICING, LLC , the present owner and/or holder of the indebtedness, appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC as Substitute Trustee, by instrument recorded on June 10, 2024, in Instrument Number 20240610-0043351, in said Register's Office; and

WHEREAS, default has been made in the payment of said indebtedness and/or in the performance of required obligations imposed by the Deed of Trust, with a demand for cure being made for same, and LAKEVIEW LOAN SERVICING, LLC has requested that the Substitute Trustee sell said property pursuant to the terms and conditions in the Deed of Trust and other applicable Tennessee law; and

WHEREAS, in pursuit of said request, advertisement and notice of the sale identifying all interested parties in said property was made and given in conformity with the terms and conditions in the Deed of Trust, T.C.A. § 35-5-101 et seq., and other applicable Tennessee law,

with said advertisement being published on June 20, 2024, June 27, 2027, and July 4, 2024, in The Tennessee Tribune, a newspaper of general circulation in Davidson County, Tennessee; and

WHEREAS, pursuant to a search/searches completed on Department of Defense DMDC website, the Borrower(s) holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof, or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 101 et seq. (the Servicemembers Civil Relief Act); and

WHEREAS, the default was not cured, and the property was sold pursuant to the terms of the Notice of Sale by the Substitute Trustee, individually or by and through its agent, to Champery Real Estate 2015 LLC, hereinafter "Grantee(s)," being the highest and best bidder, on or about July 11, 2024, 11:00 AM local time at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 in Davidson County, Tennessee, for the sum of $299,000.00, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the premises, Substitute Trustee does hereby sell, transfer and convey unto Grantee(s), their successors and assigns, the following-described real property, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 28 ON THE PLAN OF HICKORY BEND SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED OF RECORD IN RECORD BOOK OR INSTUMENT NUMBER 202204210046160, PAGE , REGISTER'S OFFICE, DAVIDSON, STATE OF TENNESSEE.

COMMONLY KNOWN AS: 3100 BOULDER PARK DR NASHVILLE, TN 37214

To have and hold the aforesaid real estate, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining, in bar of all right of dower, homestead, equity of redemption, statutory right of redemption, and all other exemptions, to the extent provided in said Deed of Trust.

This conveyance is made subject to: (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the records of said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS, WHERE IS, without representation or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Substitute Trustee makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

Witness my hand and seal in Chattanooga, Tennessee on this 17th day of July, 2024.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Substitute Trustee
By: Layne Gillespie, Attorney
E-mail: tnfc@raslg.com

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Layne Gillespie, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Robertson Anschutz, Schneid, Crane, & Partners, PLLC, and that such person as such Attorney executed the foregoing instrument for the purposes therein contained by signing the name of Robertson Anschutz, Schneid, Crane, & Partners, PLLC by such person as Attorney.

Witness my hand and seal this 17th day of July, 2024.

A. SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 5-17-2027

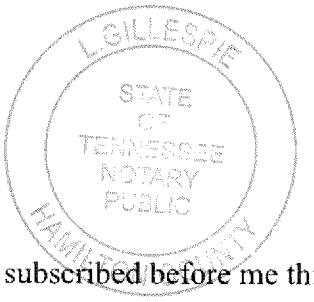
Notary Public

My Commission Expires: 05/17/2027

File Number 23-156368 - LaG

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that, to the best of my knowledge and belief, the actual consideration or true value for this transfer, whichever is greater, is $299,000.00.



Robertson Anschutz, Schneid,
Crane, & Partners, PLLC

Affiant

Sworn to and subscribed before me this 17th day of July, 2024.

Notary Public
My Commission Expires: 3/22/25

File Number 23-156368 - LaG

Tennessee Certification of Electronic Document

I, G. Hercules, 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 07/17/2024 (date of document).

Affiant Signature

7/24/24
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 24 day of July, 2024.

Notary's Signature

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026

MY COMMISSION EXPIRES: 9/13/2026

NOTARY'S SEAL