TS# 2024-00052-TN

This instrument prepared by:

J.P. Sellers
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM No.: 24-000250-673

NO MORTGAGE
New Owner - Send Tax Bills:

Grantee's Address:

DHB R LLC
729 STILL POND RD
COLUMBIA, TN 38401

Return to:
Western Progressive – TN, Inc.
7730 Market Center Ave., Suite 100
El Paso, TX 79912
2024-00052-TN

Karen Johnson Davidson County
Batch # 1181761 DEEDTRS
09/16/2024 09:15:44 AM 2 pgs
Fees: $13.00 Taxes: $984.20

20240916-0071096

Tax ID: 150 02 0 276.00
Property Address: 3024 High Rigger Drive, Nashville, TN 37217

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 5, 2005, Rhonda C. Bundy was named Trustee in a Deed of Trust of even date executed by MATTHEW ONYEAMA, a single man, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $101,600.00, principal, said Deed of Trust being filed of record on 04/08/2005 as Instrument No. 20050408-0039077 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Western Progressive - Tennessee, Inc. was appointed Substitute Trustee under said Deed of Trust by instrument of record in the real property records of Davidson County Register's Office, Tennessee; Western Progressive – Tennessee, Inc. , Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **April 25, 2024, May 02, 2024, May 09, 2024** in *The Tennessee Tribune*, a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on August 29, 2024 on or about 12:00 PM local time, at the Front Entrance of the Historic Courthouse located at One Public Square, located in Nashville, Tennessee, Western Progressive - Tennessee, Inc., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **DHB R LLC**, submitted the highest and best bid, in the amount of $266,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Western Progressive - Tennessee, Inc., Substitute Trustee, does hereby sell, transfer and convey to **DHB R LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Harbor Gate, Section Two revised, of record in Plat Book 6250, Page 33, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by deed dated 11/3/04 of record in Instrument No. 200411120136456, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Darrell D. Armstrong and wife, Tina Armstrong, by deed dated 05/22/98 of record in Book 10948, Page 696.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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Being the same property conveyed to Grantor(s) herein by deed dated 03/22/05, of record in Instrument No. 20050408-0039076, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 3024 High Rigger Drive, Nashville, TN 37217.

Western Progressive - Tennessee, Inc., Substitute Trustee, convey to **DHB R LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal on this _12th_ day of _September_, 2024.

_____, as agent for Substitute Trustee

Saundra White, Trustee Sale Assistant
WESTERN PROGRESSIVE - TENNESSEE, INC.
7730 MARKET CENTER AVE., SUITE 100
EL PASO, TX 79912
PHONE: (866) 960-8299

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Shelley Kimmel, as agent for Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at on this 12th day of September, 2024.

SHELLEY KIMMEL
Notary Public
State of Washington
Commission # 23011816
My Comm. Expires Apr 6, 2027

Notary Public: _____

My Commission Expires: 04/06/2027

STATE OF Washington

COUNTY OF King

The actual consideration or value, whichever is greater for this transfer is $266,000.00.

_____
Affiant

Subscribed and sworn to before me, this on this 12th day of September, 2024.

SHELLEY KIMMEL
Notary Public
State of Washington
Commission # 23011816
My Comm. Expires Apr 6, 2027

Notary Public: _____

My Commission Expires: 04/06/2027