TS# 2023-00069-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.: 23-000630-673

NO MORTGAGE
New Owner - Send Tax Bills:

Grantee's Address:

ANCHORED CAPITAL LLC
445 HWY 46 S. SUITE 29, #209
DICKSON, TN 37055

Return to:
Western Progressive – TN, Inc.
7730 Market Center Ave., Suite 100
El Paso, TX 79912
2023-00069-TN

Karen Johnson Davidson County
Batch # 1188262 DEEDTRS
10/01/2024 09:51:28 AM 2 pgs
Fees: $13.00 Taxes: $815.85

20241001-0075844

Tax ID: 150 07 0 498.00
Property Address: 3440 Country Way Road, Antioch, TN 37013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 4, 2005, Wesley D. Turner was named Trustee in a Deed of Trust of even date executed by TYRONE ROGERS, and wife, QUINCEY ROGERS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $86,000.00, principal, said Deed of Trust being filed of record on 03/15/2005 as Instrument No. 20050315-0028445 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: **July 18, 2024, July 25, 2024, and August 01, 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 15, 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, Davidson County, 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 **Anchored Capital LLC**, submitted the highest and best bid, in the amount of $220,500.00, 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 **Anchored Capital 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. 577, Towne Village of the Country, Section Five, as shown on plat of record in Plat Book 6250, pages 783 and 784, Register's Office of Davison County, Tennessee, to which reference is hereby made for a complete and accurate legal description.

Being the property conveyed to Tyrone Rogers and wife, Quincey Rogers, executed by Deed by William D. Proudman and wife, Joanne E. Proudman, recorded in Book 8048 and page 579 recorded in Davidson County, Tennessee.

TS# 2023-00069-TN

THIS IS IMPROVED PROPERTY KNOWN AS 3440 Country Way Road, Antioch, TN 37013.

Western Progressive - Tennessee, Inc., Substitute Trustee, convey to **Anchored Capital 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 _19th_ 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, Saundra White, 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 19th 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 $220,500.00.

_____
Affiant

Subscribed and sworn to before me, this on this 19th day of September, 2024.

Notary Public: _____

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

My Commission Expires: 04/06/2027