This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: MAP 092-06-0 PARCEL 268.00
2617 HERMAN STREET
NASHVILLE, TN 37208

NO MORTGAGE
New Owner - Send Tax Bills:
PROPERTY FUND 629 LLC
5133 HARDING PIKE
SUITE B10 #185
NASHVILLE, TN 37205

Karen Johnson Davidson County
Batch # 1188345 **DEEDTRS**
10/01/2024 11:20:16 AM 2 pgs
Fees: $13.00 Taxes: $982.35
20241001-0075966

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 6, 2019, SUSAN VOSS,** was named Trustee in a Deed of Trust of even date executed by **DONALD C. CHATMAN, UNMARRIED MAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$125,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20190607-0054961 AS MODIFIED IN INSTRUMENT NO. 20230127-0006256,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20240805-0059181,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty-one (21) days notice by three (3) successive publications, namely of **AUGUST 9, 2024/AUGUST 16, 2024/AUGUST 23, 2024** in **NASHVILLE LEDGER,** 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.

PURSUANT to said advertisement on **TUESDAY, SEPTEMBER 17, 2024 AT 10:00 A.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his 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 time **NATHANIEL CASS ON BEHALF OF GEORGE F. BRANDT III/PROPERTY FUND 629, LLC,** submitted the highest and best bid in the amount of **$265,500.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **PROPERTY FUND 629, 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 BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 IN FAULKNER ASHCRAFT'S SUBDIVISION OF LOTS NOS. 13 AND 19 IN BOYD MCNAIRY TRACT, A PLAN OF WHICH IS RECORDED IN BOOK 57, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 32 FRONTS 36 FEET ON THE SOUTHERLY SIDE OF HERMAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 106 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DONALD C. CHATMAN, A SINGLE MAN, BY WARRANTY DEED DATED JUNE 6, 2019 AND RECORDED IN INSTRUMENT NO. 20190607-0054960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DONALD C. CHATMAN DIED ON OR ABOUT APRIL 18, 2023.

THIS IS IMPROVED PROPERTY KNOWN AS 2617 HERMAN STREET, NASHVILLE, TN 37208

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PROPERTY FUND 629, LLC,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the Power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES,** Substitute 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 office at Nashville, Tennessee on **SEPTEMBER 17, 2024.**

Notary Public

JESSICA D. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

My Commission Expires: 11-6-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$265,500.00**
00

Affiant

Subscribed and sworn to before me, this **17TH day of SEPTEMBER, 2024.**

Notary Public

JESSICA D. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

My Commission Expires: 11-6-24