Karen Johnson Davidson County
Batch# 1189666 DEEDTRS
10/03/2024 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20241003-0076907

SUBSTITUTE TRUSTEE'S DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $230,000.00 Affiant Subscribed and sworn to before me This 3 day of October 2024. Notary Public LYNDSEY ALMEIDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 2028 My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Scott Thomas 265 Hunters Lane Henderson, TN 37075	New Owner	119-10-0-118.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

This indenture made the 3rd day of October, 2024, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and Scott Thomas. party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 10th day of August, 2022, Quality Clean Construction LLC did duly execute and convey to the Trustee named therein, certain Deed of Trusts which were duly registered in the Register's Office for Davidson County, Tennessee in record of Instrument No. 20220810-0090961, whereby were conveyed a certain parcel of property which are described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Quality Clean Construction LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from LaMonte M. K. Shute, unmarried, in record of Instrument No. 20220810-0090960, Register's Office of Davidson County.

This improved property is commonly known as 2717 Hartford Drive, Nashville, Tennessee 37210.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Two Hundred Eighty Thousand Eight Hundred Dollars ($280,800.00) as evidenced by a Note dated August 10, 2022 in the original principal amount of Two Hundred Eighty Thousand Eight Hundred Dollars.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Westview Newspaper, LLC giving the time and place and terms of sale.

AND WHEREAS, Robert J. Notestine III was appointed as Successor Trustee by the Appointments of Successor Trustee of record in Instrument No. 20240828-0066117, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 3rd day of October, 2024, at 10:00 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of $230,000.00 the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Scott Thomas, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, does make no other warranties of title.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor 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 Nashville, Tennessee, this 3rd day of October, 2024.

Notary Public

My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Robert J. Notestine IV, 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 10/3/24.

AFFIANT SIGNATURE

10/3/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3 day of October, 2024.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028