This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Name of New Owner:
Courtney Hurley, Administrator of
Estate of Jack Mitchell Cloyd
71128 Indian Trail
Twentynine, California 92277

Send Tax Bills:

(SAME AS NEW OWNER)

Karen Johnson Davidson County
Batch # 1190862 DEEDTRS
10/07/2024 02:21:44 PM 3 pgs
Fees: $18.00 Taxes: $693.29
20241007-0077850

MAP/GROUP/PARCEL: 142150A01800CO

TRUSTEE'S DEED

WHEREAS, under Deed of Trust dated February 28, 2020, and recorded on March 4, 2020, of record in **Instrument No.: 20200304-0024420**, Register's Office for Davidson County, Tennessee, **Elaine Chiupka and Jacob "Jack" Chiupha** conveyed to Jeffrey M. Grissim, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Jack Mitchell Cloyd; and,

WHEREAS, the Estate of Jack Mitchell Cloyd, declared it is the true and lawful owner and holder of the indebtedness described in the above-mentioned deed of trust and did nominate and appoint Jeffrey M. Grissim as Trustee as of record at Instrument No.: 20200304-0024420, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in the said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Jeffrey M. Grissim, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Jeffrey M. Grissim, Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Ledger – Nashville Edition*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates June 28, 2024, July 5, 2024 and July 12, 2024 stating that on July 16, 2024 at 10:30 a.m. on the steps of the South entrance to the Davidson County Nashville Metropolitan Courthouse, 1 Public Square, Nashville, TN 37201 said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead , dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, Jeffrey M. Grissim, Trustee did comply with Tennessee Code Annotated, Section 35-5-101 and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in

regards to "owner-occupied" property.

WHEREAS on said date at the time and place stated in said advertisement, and on said terms, I Jeffrey M. Grissim, Trustee, offered said property for sale at public outcry and sold said property to **Courtney Hurley, as Administrator of the Estate of Jack Mitchell Cloyd**, its successors and assigns for $187,375.85, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **Jeffery M. Grissim, Trustee** , do hereby bargain and sell, and by these presents transfer and convey unto the said Courtney Hurley, as Administrator of the Estate of Jack Mitchell Cloyd, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No. 18 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, page 231, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to **Elaine Chiupka** and **Jacob Chiupka**, wife and husband, by deed of record in **Instrument No.: 20200304-0024419**, Register's Office for Davidson County, Tennessee. Jacob Chiupka and Jacob "Jack" Chiupka being one and the same person.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.
TAX MAP-PARCEL NO.: 142150A01800CO
PROPERTY ADDRESS: 110 Bellevue Road, Unit 18, Nashville, TN 37221, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid Home Owner Association assessments/fees/fine, real estate taxes, restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estates, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust

And, I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand this 18th day of July, 2024.

Trustee

GRANTOR - **JEFFREY M. GRISSIM, Trustee**

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY M. GRISSIM, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of July, 2024.

NOTARY PUBLIC

My Commission expires:_____

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $187,375.85.

Affiant

Subscribed and sworn before me this 18th day of July, 2024.

NOTARY PUBLIC

My Commission Expires:_____

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025