Karen Johnson Davidson County
Batch# 1194239 DEEDTRS
10/16/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20241016-0080302

Prepared by:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, TN 37206

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Andrew Buford 1214 Habersham Way Franklin, TN 37067	SAME	06904000200

TRUSTEE'S DEED

WHEREAS, James Walker executed A Deed of Trust dated September 6, 2013, in favor of Robert F. Spann, Trustee, to secure a Promissory Note payable to the order of Sharon Simmons, in the original amount of $30,000.00, which Promissory Note is more fully described in Instrument No. 20130909-0094626, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of other indebtedness then existing or to arise thereafter; and

WHEREAS, said Promissory Note and Deed of Trust were assigned by Sharon Simmons to Andrew Buford on May 8, 2020, by instrument of record in Instrument No. 20200515-0050393, in the Register's Office for Davidson County, Tennessee.

WHEREAS, R. Houston Akin of Davidson County has been appointed Trustee by Andrew Buford, the owner and holder of the Indebtedness by instrument of record at Instrument No. 20240806-0059891, Register's Office for Davidson County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry on Wednesday, October 16, 2024, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Davidson County Register of Deeds Office, 300 Deaderick St., Nashville, Tennessee, when and where Andrew Buford (hereinafter the Grantee) became the last and highest bidder for cash at a price of One Hundred Seventy-Five thousand dollars ($175,000.00).

NOW, THEREFORE, in their capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, R. Houston Akin, as Trustee (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 23 on Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson

County, Tennessee.

Beginning at a point in the northerly margin o f Fairview Drive, which point is the common corner of Lots 23 and 24 on Block "DD" of said Subdivision, and running in a northerly direction to a distance of 246.5 feet to a dead line; thence in a easterly direction a distance of 100.27 feet to a point; thence in a southerly direction a distance of 253.9 feet to the northerly margin of Fairview Drive; and thence westerly a distance of 100 feet with the said northerly margin of Fairview Drive, to the beginning.

Being the same property conveyed to James Walker by quitclaim deed from William Lyttleton Butler, Co-Trustee of the L.C. Anderson, Jr. Living Trust dated December 29, 2003 of record in Instrument No. 20181023-0104808, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

R. Houston Akin, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 16th day of October, 2024.

R. Houston Akin, as Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2024, before me, the undersigned, personally appeared R. Houston Akin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

AFFIANT

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn and subscribed before me this 16th day of October, 2024.

Notary Public My Commission Expires: 5/9/26

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 16, 2024.

10/16/24
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of October, 2024

Notary Public:

My Commission Expires: 7.6.26

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