PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

Karen Johnson Davidson County
Batch# 1202210 DEEDTRS
11/06/2024 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $805.28
20241106-0086124

LOGS: 24-124396
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 25, 2022, recorded in Instrument No. 20220907-0100465, in the Register's Office of Davidson County, Tennessee, R & J Holding LLC conveyed to American Realty Title, LLC, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Batch # 1136025, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on August 30, 2024, September 6, 2024, September 13, 2024 by which advertisement the sale was appointed to be held on October 17, 2024, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1 for the sum of $217,643.34, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 59 B, East Lake Subdivision, Zone Lot Division of Lots 33, 34, 59 and 60, Section Three, as of record in Plat Book 5200, page 678, amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Kristy Moore a/k/a Kristy M. Moore, an unmarried person of record in Instrument No. 20191009-0103413 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 09, 2019.

Being the same property conveyed to R & J Holding, LLC by Quit Claim Deed fromJP Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument
No 20220907-0100464 Register's Office for Davidson County, Tennessee. Dated August 25, 2022.

Address listed for informational purposes only: 3237 Lakeford Drive Nashville, TN 37214

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20220907-0100465, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Instrument # 20220907-0100464, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 4th day of ~~October~~ November, 2024.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 4th day of ~~October~~ November, 2024, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12/15/2024
My commission expires:

Notary Public

Barbara Oot
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires December 15, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $217,643.34, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Gavin
Aaron Gavin, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

12/15/2024
My commission expires:

Notary Public

Barbara Oot
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires December 15, 2024

PROPERTY ADDRESS: 3237 Lakeford Dr, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the
FLIC Residential Mortgage Loan Trust 1
601 Office Center Drive
Suite 100
Fort Washington, PA 19034

LOGS File #24-124396
Map & Parcel -108 12 0 124.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Savan Hall, 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 correct copy of the original document executed and authenticated according to law on 4/4/24 (date of document)

Affiant Signature

11/4/24
Date

State of North Carolina
County of Mecklenburg

Sworn and subscribed to me this 4 day of NOVEMBER 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/15/2024.

NOTARY'S SEAL

Barbara Oot
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires December 15, 2024