Karen Johnson Davidson County
Batch # 1205580 DEEDTRS
11/15/2024 11:36:50 AM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20241115-0089143

Prepared By: RAMBO & TROTT
104 Depot Street
Shelbyville, Tennessee 37160

Send Tax Bills To:
First Community Bank,
207 Elm Street
Shelbyville, TN 37160

Property Owner:
First Community Bank
207 Elm Street
Shelbyville, TN 37160

MAP: 128
PARCEL: 151.00

TRUSTEE'S DEED

THIS INSTRUMENT, made and entered into on this the 13th day of November, 2024, by and between James Scott Cocanougher, Trustee of First Community Bank of Tennessee, its successors and assigns, and First Community Bank of Tennessee, its successors and assigns,

WITNESSETH

WHEREAS, on the 31st day of October, 2022, BAS Development, LLC, a Tennessee Limited Liability Company, executed to James Scott Cocanougher, Trustee for First Community Bank of Tennessee, a deed of trust on real estate hereinafter described and registered in Instrument No. 20221103-0118831, Register's Office of Davidson County, Tennessee to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said deed of trust being to secure a certain indebtedness;

WHEREAS, default having been made in the payment of said indebtedness, First Community Bank of Tennessee, the owner and holder of the notes, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest and costs therein provided, the Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Trustee, advertised said real estate on October 18, 2024; October 25, 2024; and November 1, 2024 as required by the terms of said deed of trust, in The Westview Newspaper, LLC dba/THE LEDGER, a newspaper published in Davidson County, Tennessee, and pursuant to said advertisement, on **November 12, 2024**, at the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37243, the said James Scott Cocanougher, Trustee, offered at public outcry to the highest and best bidder, the real estate hereinafter described, for cash free from all exemption and rights of redemption, as provided in said deed of trust, when FIRST COMMUNITY BANK OF TENNESSEE, being the highest and best bidder, and said purchase price having been paid, the receipt of which is hereby acknowledged, has become the purchaser for the sum of One Million One Hundred Forty Thousand Dollars and no cents ($1,140,000.00).

NOW, THEREFORE, for and in consideration of the premises, James Scott Cocanougher, Trustee, has this day bargained and sold and does hereby transfer and convey unto the said First Community Bank of Tennessee, its successors and assigns, the following described real estate lying and being located in Davidson County, Tennessee, to-wit:

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section – Four, being Bounded on the North by Eagle Crest Partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounded on the East by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the south by William B. Mercer, Sr. and wife, Marcia F. Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County, Tennessee and on the West by Lot 21, Lot 22 and the Easterly terminus of Forest Valley Drive (a 60 feet wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument (old) at the Easterly terminus Forrest Valley Drive, said monument lying in the Northerly right-of-way of Forrest Valley Drive and being the Southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows

1. Leaving the North right-of-way of Forrest Valley Drive and with East line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence;
2. Leaving the East line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the next 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 et to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stomped Ragan-Smith & Associates; thence;
6. With the West line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
8. South 26 degrees 59 minutes 34 seconds West, 232.10 to a corner fence post; thence;
9. Leaving said Morris and with the common property line of William B. Mercer, Sr. and wife, Marcia F. Mercer, North 86 degrees, 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;
10. With Easterly line of Lot 22 of said Thousand Oakes Estates and the Easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to survey dated May 27, 2005 by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same property conveyed to BAS Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed, from Easter Development, LLC, a Tennessee Limited Liability Company, dated October 31, 2022, recorded November 2, 2022, of record in Instrument No. 20221102-0118511, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed to BAS Development, LLC, a Tennessee Limited Liability Company and SB Property Group, LLC, a Tennessee Limited Liability Company, from BAS Development, LLC, a Tennessee Limited Liability Company, dated December 11, 2023 and recorded December 11, 2023, of record in Instrument No. 20231211-0095506, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

The street address of the above described property is believed to be 290 Forrest Valley Drive, Nashville, TN 37209, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed, and said property is conveyed and accepted "as is".

TO HAVE AND TO HOLD the same free from all legal, statutory and equitable rights of redemption and all rights or exemptions waived and with all covenants and warranties set forth in the said Deed of Trust, to First Community Bank of Tennessee, its heirs and assigns, forever in fee simple, but the said James Scott Cocanougher, Trustee, conveys as Trustee and not otherwise; and all of my actions in the premises are done solely as Trustee under the powers vested in me under said Deed of Trust.

James Scott Cocanougher, Trustee

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, a Notary Public in and for the County and State aforesaid, the within named James Scott Cocanougher, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Shelbyville, Tennessee, this the 13th day of November, 2024.

MEGAN TROTT STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public: Megan Trott

My Commission Expires: 11/17/2027

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$1,140,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Kelli Wilkerson
Affiant

Subscribed and sworn to before me this the 13th day of November, 2024.

Megan Trott
Notary Public or Register

My Commission Expires: 11/17/2027

MEGAN TROTT STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

A/foreclosure/TrusteeDeed.FCB.BASDevelopment.Forrestvalley