Karen Johnson Davidson County
Batch # 1205580 DEEDTRS
11/15/2024 11:36:50 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20241115-0089144

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: 072-05-OP
PARCEL: 002.00

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 14th day of September, 2022, STLD Group, LLC, a Colorado 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. Instrument No. 20220916-0103292, 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 Six Hundred Twenty Thousand dollars and no cents ($620,000.00).

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:

Land in Davidson County, Tennessee, being Unit B, Homes at 901 Thomas Ave, a Horizontal Property Regime with Private Elements, as established under the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20210224-0023080, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company by Quitclaim Deed from ICG Development, LLC, a Tennessee Limited Liability Company, dated September 14, 2022 and recorded on September 16, 2022, of record in Instrument No. 20220916-0103291, Register's Office of Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed to ICG Development Group, LLC, a Tennessee Limited Liability Company, from STLD Group, LLC, a Colorado Limited Liability Company, dated September 14, 2022 and recorded on September 23, 2022, of record in Instrument No. 20220923-0105922, Register's Office of Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed to STLD Group, LLC, a Colorado Limited Liability Company from ICG Development, LLC, a Tennessee Limited Liability Company, dated November 19, 2023 and recorded on December 7, 2023, of record in Instrument No. 20231207-0094587, Register's Office of Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed to SB Property Group, LLC, a Tennessee Limited Liability Company, from STLD Group, LLC, a Colorado Limited Liability Company, dated and recorded December 11, 2023, of record in Instrument No. 20231211-0095507, 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 3103 Keeling Avenue, Nashville, TN 37216, 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 the said First Community Bank of Tennessee, it 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.

Notary Public: Megan Trott

My Commission Expires: 11/17/2027

MEGAN TROTT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

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 **$620,000.00** 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.

Kellie 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.STLD.Keeling