Karen Johnson
Batch # 1207082
11/20/2024 11:36 40 AM
Fees $23 00 Taxes $1,217 30

Davidson County
DEEDTRS
4 pgs

20241120-0090380

This instrument prepared by
Ferraro Hancock and
Associates, PLLC (THH)
4219 Hillsboro Pike, Suite 302
Nashville, TN 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
1 Public Homes, LLC 5133 Harding Pike Ste B10, #185 Nashville, TN 37205	SAME	142-09-0E-005 00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of November 8, 2024, by and between Todd H Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and 1 Public Homes, LLC

WHEREAS by Deed of Trust dated July 21, 2023, of record at Instrument No 20230724-0057030, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Larry Drake and wife, Emily A Drake ("Borrower") conveyed to Netco, Inc , as Trustee, the hereinafter described real estate, to secure payment to WBL SPO I, LLC of a promissory note dated July 21, 2023 (the "Note"), and

WHEREAS, the lawful holder of the Note, World Business Lenders, LLC appointed Todd H Hancock to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No 20240422-0028511, Register's Office for Davidson County, Tennessee, and

WHEREAS, the Successor Trustee having conducted a search of the Department of Defense Manpower Data Center to verify that the Borrower is not on active duty, and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in

default and notice of such default was properly given, and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Nashville Ledger* that the property would be sold at 11.00 a m on Friday, November 8, 2024, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on October 18, 25 and November 1, 2024, and sent a copy of such notice to Debtor and following such notice the default was not cured, and

WHEREAS, Notice of the Right to Foreclosure ("Notice") was given in accordance with T C A §35-5-117 by mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Notice of Substitute Trustee Sale, and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U S C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T C A § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to 1 Public Homes, LLC at the price of $329,001 00 this being the highest, last and best bid,

NOW, THEREFORE, I, Todd H Hancock, Successor Trustee as aforesaid, in consideration of the premises and the sum of $329,001 00, credited by 1 Public Homes, LLC against the Note, by these presents do transfer to 1 Public Homes, LLC, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit·

Being Land in Davidson County, Tennessee, being Unit No. 1205, together with the Carport designated No 1205-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, Register's Office for Davidson County,-Tennessee, and described in a Master Deed recorded in Book 6226, Page 9 and Book 6392, Page 321 said Registers Office and By-Laws for the administration thereof of record in Book 6226, page 18, said Registers Office to which reference is hereby made together with an undivided interest in the General and Limited Common Elements appurtenant thereto The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, and in Book 6392, Page 321, Registers Office for Davidson County, Tennessee are incorporated in the deed by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Larry Drake and wife, Emily A Drake, by Warranty Deed, from Jamie Scott Stewart f/k/a Jamie M Scott, dated February 1, 2007, recorded February 7, 2007, of record in Instrument Number 20070207-0016177 in the Register's Office for Davidson County, Tennessee.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property All replacements and additions shall also be covered by this Security Instrument. (The foregoing is hereinafter referred to as the "Real Property")

Property address: 1205 General George Patton Road
Nashville, TN 37221

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed

WITNESS the signature of the Successor Trustee on this the day and date first above written.

TODD H. HANCOCK
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anna K. Wheeler, a Notary Public of said County and State, TODD H HANCOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee

Witness my hand at office, this 8th day of November, 2024

Notary Public

ANNA K. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES MARCH 9, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $329,001 00

Affiant

Sworn to and Subscribed
before me this the 18
day of November, 2024

Notary Public

MICHELLE LUTHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 8, 2025