This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
074 08 0 033.00
7045 BONNAVENT DRIVE
HERMITAGE, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
STEPHEN LAZARUS
735 BURGESS DR.
GOODLETTSVILLE, TN 37072

Karen Johnson Davidson County
Batch # 1208166 DEEDTRS
11/25/2024 09:31:23 AM 2 pgs
Fees: $13.00 Taxes: $1,004.55
20241125-0091814

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 17, 2021, CHARLES E. TONKIN, II,** was named Trustee in a Deed of Trust of even date executed by **WILLIAM KENNEDY AND BRIDGETTE B. KENNEDY, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$336,817.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20211223-0170005 AS MODIFIED IN INSTRUMENT NO. 20230710-0052714 AND FURTHER MODIFIED IN INSTRUMENT NO. 20240430-0031179,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20240925-0074193,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **JESSICA D. BINKLEY**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of **SEPTEMBER 27, 2024/OCTOBER 4, 2024/OCTOBER 11, 2024** in **NASHVILLE LEDGER,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **WEDNESDAY, NOVEMBER 13, 2024 AT 10 A.M., LOCAL TIME AT THE DAVIDSON COUNTY HISTORIC COURTHOUSE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **JESSICA D. BINKLEY**, individually or by and through her agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **STEPHEN LAZARUS** submitted the highest and best bid in the amount of **$271,500.00.**

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY,** Substitute Trustee, do hereby sell, transfer and convey to **STEPHEN LAZARUS** his successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 782 ON THE PLAN OF THE PLAN OF HERMITAGE HILLS, SECTION TEN AND RESUBDIVISION OF A PORTION OF HERMITAGE HILLS, SECTION 7, OF RECORD IN PLAT BOOK 3600, PAGE 50, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM KENNEDY AND BRIDGETTE B. KENNEDY, HUSBAND AND WIFE, BY WARRANTY DEED DATED DECEMBER 8, 2021 AND RECORDED IN INSTRUMENT NO. 202112230170004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 7045 BONNAVENT DRIVE, HERMITAGE, TN 37076.

I, **JESSICA D. BINKLEY,** Substitute Trustee, convey to **STEPHEN LAZARUS** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Jessica D. Binkley, Sub. Trustee
JESSICA D. BINKLEY
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JESSICA D. BINKL**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee **November 13, 2024.**

Joyce Fultz
Notary Public

My Commission Expires: 9-5-28

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-5-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$271,500.00.**

Jessica D. Binkley, Sub. Trustee
Affiant

Subscribed and sworn to before me, this **13TH day of NOVEMBER, 2024.**

Joyce Fultz
Notary Public

My Commission Expires: 9-5-28

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-5-28