Tax Reference: **052-11-0-034.00**
This instrument prepared by:
WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.
P. O. Box 2428
Knoxville, Tennessee 37901
Phone: (865) 637-1980

Karen Johnson Davidson County
Batch # 1209108 DEEDTRS
12/02/2024 10:01:00 AM 3 pgs
Fees: $18.00 Taxes: $360.07
20241202-0093271

Responsible Taxpayer and Property Owner:

Name: AMERICAN CONSULTING CORPORATION Address: 4225 Cecil St. S.
City: Nashville State: TN Zip: 37207

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

Sworn to and subscribed before me, this
_____day of _____, 2024.

_____
Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 97,316.00
_____Affiant
Subscribed and sworn before me this the
2 Day of December, 2024.
_____, Deputy Register

SUCCESSOR TRUSTEE'S DEED

This instrument made this 26th day of November, 2024, by and between **ANTHONY R. STEELE**, Successor Trustee, of Blount County, Tennessee, party of the first part, and **AMERICAN CONSULTING CORPORATION, 4225 Cecil St. S., Nashville, TN 37207,** party(ies) of the second part.

WITNESSETH:

THAT, WHEREAS, on September 6, 2018, **WILLIAM PRESCOTT KING and their spouse, BRANDY NICOLE KING**, duly executed and acknowledged a Deed of Trust, as recorded at **Instrument 20180917-0091940** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Jovetta Woodard and Patricia Robinson, Trustee, the hereinafter described real estate, to secure payment of an indebtedness, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16 on the Plan of Marlin Meadows, Section 3, as of record in Plat Book 2133, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to William Prescott King, by Quitclaim Deed, from Kelly King, dated May 24, 2022, recorded June 16, 2022, of record in Instrument Number 20220616-0069014 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2133, page 26; The Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage

of record in Book 5321, page 521, said Register's Office, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Property Address: 1113 Berwick Trail, Madison, Davidson County, TN 37115.
Tax Map Identification No.: 052-11-0-034.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, ANTHONY R. STEELE of Blount County, Tennessee, was appointed and designated Successor Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust by the Beneficiary, said Appointment being of record in **Instrument 20240927-0075131,** in the aforesaid Register's Office; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, party of the first part did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, The Davidson Wilson, as well as the newspaper's news and information website URL, giving the time, place and terms of said sale; and

WHEREAS, on the 25th day of November, 2024, at the hour of 10:00 o'clock a.m. local time, at the entrance of the Courthouse in Nashville, Davidson County, Tennessee, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest and best bidder free from all equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to the party(ies) of the second part, at a bid of **$97,316.00** party(ies) of the second part being the highest and best bidder(s), which purchase price was paid to party of the first part and then applied by party of the first part as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, party of the first part, as Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto the said party(ies) of the second part the real estate and personal property hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

Party of the first part as Successor Trustee, does hereby transfer, assign, and set over unto the party(ies) of the second part, his (their) heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Successor Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter

genders.

IN WITNESS WHEREOF, party of the first part has hereunto set his hand and seal the day and year first above written.

ANTHONY R. STEELE, Successor Trustee

STATE OF TENNESSEE)
: ss
COUNTY OF KNOX)

Personally appeared before me, Pamela M. Hopper, a duly commissioned Notary Public in and for the County and State aforesaid, ANTHONY R. STEELE, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 26th day of November, 2024.

Pamela M. Hopper
Notary Public

My Commission Expires: 2/2/25

PAMELA M. HOPPER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY