FILE NO.: KCP-24-03019

Karen Johnson Davidson County
Batch # 1212739 DEEDTRS
12/05/2024 08:37:36 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20241205-0094391

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
KCP-24-03019

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
1 Public Homes LLC	1 Public Homes LLC	075 04 0 150.00
5133 Harding Pike STE BLD #185 Nashville, TN 37205	5133 Harding Pike STE BLD #185 Nashville, TN 37205	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 22, 2011 and recorded April 29, 2021, at **Instrument Number 20110429-0032917**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **OTTO GEORGE SALISBURY and ESTHER M. SALISBURY** ("Borrower") conveyed to ALAN E. SOUTH, ATTORNEY AT LAW, SOUTH & ASSOCIATES, PC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 22, 2011, (the "Note"), which obligation is presently held by **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of ALAN E. SOUTH, ATTORNEY AT LAW, SOUTH & ASSOCIATES, PC, said appointment being set forth in **Instrument Number 20241007-0077916** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on November 21, 2024, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on October 17, 2024, October 24, 2024, October 31, 2024, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, on November 21, 2024, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **1 Public Homes LLC** at the price of **Three Hundred Forty-Two Thousand Five Hundred and 00/100 ($342,500.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Forty-Two Thousand Five Hundred and 00/100 ($342,500.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **1 Public Homes LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 427, TULIP GROVE, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 19, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
BEING THE SAME PROPERTY CONVEYED TO OTTO GEORGE SALISBURY AND WIFE, ESTHER M. SALISBURY BY WARRANTY DEED FROM JAMES D. ROBINSON AND WIFE, FRANCES W. ROBINSON, RECORDED ON THE 31ST DAY OF DECEMBER 1990, IN BOOK 8266, PAGE 354, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE

The source of title is recorded at BOOK 8266, PAGE 354, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 512 SAINT PAUL COURT, HERMITAGE, TN 37076.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 26 day of November, 2024.

Rubin Lublin TN, PLLC

Printed Name: Tenise Chung
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Idongesit Umoh, of the state and county aforesaid, personally appeared, Tenise Chung, Member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 26 day of November, 2024.

Notary Public

My commission expires: 06/19/28

IDONGESIT UMOH NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 19, 2028

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 342,500.

WITNESS my hand on this 4th day of December, 2024.

Nathan Cuss

Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 4 day of December, 2024.

Notary Public

My commission expires: 03/08/2028

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY