Name and address of new owner:
500 Doctor Todd Land Trust
4225 Cecil Ct. S
Nashville, TN 37207



Send Tax Bills:
500 Doctor Todd Land Trust
4225 Cecil Ct. S
Nashville, TN 37207

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 09208011500

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 20, 2021, of record at Instrument No.: 20210826-0115095, Register's Office, Davidson County, Tennessee, **Trans-Living Trust, Montez Dumas, Trustee**, conveyed to Auburn Loan Servicing, Inc., Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Midland Trust Company as Custodian FBO Christopher Bauam #1712977 (as to an undivided 95.38% interest) & Christopher E. Baum and Holly C. Baum as Joint Tenants (as to an undivided 4.62% interest); and,

WHEREAS, by instrument recorded at Instrument No.: 20241021-0081787, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 28 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 15, 2024, November 22, 2024 and November 29, 2024 stating that on **Friday, December 13, 2024 at Noon** at the Metro Nashville Courthouse in Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **500 Doctor Todd Land Trust**, its successors and assigns for **$103,203.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **500 Doctor Todd Land Trust**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee being the Southerly 43 ½ feet of Lot No.: 36 on the Plan of John R. Hudson's Addition to Nashville of record in Plat Book 21, Page 136, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of the property.

DEED REFERENCE:
BEING the same property conveyed to Montez Dumas, unmarried, by Warranty Deed from Leland D. Watts, Married, of record in Instrument No.: 20080529-0054748, Register's Office of Davidson County, Tennessee dated May 27, 2008 and recorded on May 29, 2008.

Also the same property conveyed to Trans-Living Trust, Montez Dumas, Trustee, by quitclaim deed from Montez Dumas, Sr., a single person, Owner of Evolutions Recovery House of record in Instrument No.: 20180427-0039809, Register's Office of Davidson County, Tennessee dated April 27, 2018 and recorded April 27, 2018.

Also the same property conveyed to Trans-Living Trust, Montez Dumas, Trustee, by quitclaim deed from Montez Dumas, Sr., a single person, of record in Instrument No.: 20190617-0057900, Register's Office of Davidson County, Tennessee dated May 2, 2019 and recorded on June 17, 2019.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

MAP/PARCEL: 09208011500
PROPERTY ADDRESS: 500 Dr. D.B. Todd, Jr. Blvd,, Nashville, TN as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 13th day of December 2024.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13th day of December, 2024.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$103,203.00**.

Affiant

Subscribed and sworn before me, this 13th day of December, 2024.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #76079