PREPARED BY AND RETURN TO:
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Karen Johnson
Batch # 1217173
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Fees: $18.00 Taxes: $851.00
Davidson County
DEEDTRS
3 pgs
20241217-0097821

LOGS:24-124421
DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 21, 2004, recorded in Instrument No. 20040427-0047603, in the Register's Office of Davidson County, Tennessee, Patricia R. Bolden conveyed to Arnold M. Weiss, Esq., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument No. 20240325-0020334, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on September 20, 2024, September 27, 2024, October 4, 2024 by which advertisement the sale was appointed to be held on November 14, 2024, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to PROPERTY FUND 629 LLC for the sum of $230,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, PROPERTY FUND 629 LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by PROPERTY FUND 629 LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Wells Fargo Bank, N.A., his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

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

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 1 of Nawakwa Hills Annex, as of record in Book 843, Page 64, Register's Office for said County, and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows:

Beginning at a point in the South margin of Nawakwa Trail 210.13 feet from a concrete monument in the South margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thene North 66 deg 13' East 105.0 feet to a point; thence extending back between parallel lines 198.73 feet to a dead line in the rear measuring 105.0 feet thereon.

Being the same property conveyed to Patricia R. Bolden from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C. by Cash Deed for Tennessee dated March 17, 1999 and recorded March 25, 1999 in Book 11399, Page 689, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 843, Page 64, Register's Office for Davidson County.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20040427-0047603, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Deed recorded in Book 11399, Page 389, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto PROPERTY FUND 629 LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 2nd ~~Decmeber~~ December, 2024.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 2nd December, 2024, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12/15/2024 Barbara Oot
My commission expires: Notary Public

Barbara Oot
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires December 15, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Gavin
Aaron Gavin
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

12/15/2024 Barbara Oot
My commission expires: Notary Public

Barbara Oot
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires December 15, 2024

PROPERTY ADDRESS: 633 Nawakwa Trail, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
PROPERTY FUND 629 LLC
5133 HARDING PIKE SUITE B10 # 185
Nashville, TN 37205

LOGS File #24-124421
Map & Parcel -00 63 1 29.00 R 000

RETURN TO:

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PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.