Karen Johnson Davidson County
Batch# 1218348 DEEDTRS
12/19/2024 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $218.30
20241219-0098694

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
James Gillespie IRA 700 Birch Ridge Drive Roswell, GA 30076	New Owner	060-02-0-177.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, JP Investment Group, LLC acquired title to the real property located at 3047 Richmond Hill Drive, Nashville, TN 37207, as evidenced by Quitclaim Deed dated September 30, 2020, of record in Instrument Number 20201202-0139889, Register's Office for Davidson County, Tennessee, and

WHEREAS, by Deed of Trust dated December 8, 2023, of Record in Instrument Number 20231214-0096656, Register's Office of Davidson County, Tennessee, JP Investment Group, LLC, conveyed to Rudy Title and Escrow, LLC, 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, Devon J. Sutherland was appointed as Subtitute Trustee through an "Appointment of Substitute Trustee" dated November 5, 2024 and filed pursuant to the terms of said Deed of Trust in Instrument Number 20241119-0089745, Register's Office for Davidson County, Tennessee, and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale, by placing a "Notice of Foreclosure" ad in the The Westview Newspaper d/b/a The Ledger on 11/22/2004, 11/29/2004 and 12/6/2024, in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on December 18, 2024, at 10:00 AM at the South steps of the Davidson County Courthouse in Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to **JAMES GILLESPIE IRA** (hereinafter referred to as "Grantee") for the sum of $59,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser 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 Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, DEVON J. SUTHERLAND, TRUSTEE, does hereby grant, bargain, sell and convey to the said Grantee, his heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section One Parkwood Estates, of record in Plat Book 2900, Pages 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot No. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common real corners of Lots Nos. 162 and 163, 135.0 feet to a point in the Southerly margin of Creekwood Drive thence with said margin of said Creekwood Drive 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet thence around said curve in right arc 39.27 feet to a concrete monument in the Westerly margin of Richmond Hill Drive 110.0 feet to the point of beginning.

BEING the same property conveyed to JP Investment Group, LLC by Quitclaim Deed from Johnnie Poole II dated September 30, 2020, of record in Instrument Number 20201202-0139889, Register's Office for Davidson County, Tennessee.

The above description is taken from prior deed of record.

This Conveyance is Subject to:

1. Any unpaid taxes, prior liens, easements and restrictions.
2. Deed of Trust to KIAVI Funding, Inc now held by NWL Company LLC, and is evidenced by a Deed of Trust in the amount of $255,000.00, recorded in Instrument Number 20230523-0038686, Register's Office for Davidson County, Tennessee. (Corporate Assignment in Instrument No 20240215-0010640)
3. Grantee will be responsible for payment of all back taxes and rollback taxes, if any.
4. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

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 to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said DEVON J. SUTHERLAND, TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Trustee, but not further or otherwise. The Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

IN WITNESS WHEREOF, the said Devon J. Sutherland, TRUSTEE, has hereunto set his hand and seal on December 18, 2024.

Devon J. Sutherland, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On December 18, 2024 before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, Devon J. Sutherland, as Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

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

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6/20/28

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer is **$59,000.00,** which amount is equal to or greater than the amount owed under the Deed of Trust from JP Investment Group, LLC to Equity Trust Company custodian FBO James Gillespie IRA.

Affiant

SUBSCRIBED and sworn to before me on December 18, 2024.

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6/20/28

This instrument prepared by:
Sutherland Law Office
879 GreenLea Boulevard, Suite 102
Gallatin, TN 37066
(615)824-6059

Exhibit A

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

November 22, 2024
November 29, 2024
December 6, 2024

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith
Lynette Smith, Office Administrator

STATE OF TENNESSEE

Annexed legal notice on the following page(s)

On this **6th** day of **December 2024,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Lynette Smith** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated, including all statutes that have gone into effect as of the dates of publication above.

WITNESS my hand and Official Seal at office this **6th** day of **December 2024.**

Audrey Kalman
Notary Public

AUBREY M. KALMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 01, 2027

NOTICE OF TRUSTEE'S SALE

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated December 8, 2023, executed by Johnnie Poole, II, in his capacity as Member of JP Investment Group, LLC, of record in Instrument Number 20231214-0096656, Register's Office of Davidson County, Tennessee, to secure the indebtedness described therein to Equity Trust Company custodian FBO James Gillespie IRA, the entire indebtedness having been declared due and payable as provided in said Deed of Trust, Devon J. Sutherland of Sutherland Law Office, Trustee, will by virtue of the power and authority vested in it, on December 18, 2024, at on or about 10:00 AM at the south entrance of the Davidson County Courthouse, Nashville, Tennessee, will sell said property to the highest bidder, for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, surviving spouses' rights and all other exemptions of every kind, which are hereby expressly waived, and subject to any unpaid property taxes and assessments, and subject to all prior liens of record, if any, the following described property situated in Davidson County, Tennessee, to-wit:
QUITCLAIM DEED recorded in Instrument No. 20201202-0139889 Registers Office for Davidson County, Tennessee.
Parcel ID 060 02 0 177.00, Tax Assessor's Office of Davidson County, Tennessee.
Property Address: 3047 Richmond Hill Drive, Nashville, TN 37207. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Other parties interested: This Foreclosure IS subject to a first priority Mortgage to KIAVI Funding, Inc, of record in Instrument No. 20230523-0038686 in the principal amount of $255,000.00, the same being assigned to NWI Company, LLC

This sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose. The above-described property will be sold "as is" with no warranties, express or implied, including but not limited to any warranties as to the condition of the property or its fitness for any particular purpose.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Trustee, be cause for rejection of the bid, and, if the bid is rejected, the Trustee shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said deed of trust. Said deed of trust is made a part hereof as if copied verbatim herein.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This the 18TH day of November, 2024.

/s/ Devon J. Sutherland
Sutherland Law Office
Devon J. Sutherland, Attorney
879 GreenLea Boulevard, suite 102
Gallatin, TN 37066
(615) 824-7059

Nov. 22, 29, Dec. 6, 2024 FI303500

Certificate of Authenticity

I, Edie Sutherland, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/18/2024.

Edie Sutherland

Affiant Signature

12/19/2024

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of December, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal

