FILE NO LNC-22-04915

Karen Johnson
Batch # 1218614
12/20/2024 10 36 01 AM
Fees $18 00 Taxes $1,039 70
Davidson County
DEEDTRS
3 pgs
20241220-0099056

Prepared by and Return to.
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
LNC-22-04915

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
PROPERTY FUND 629 LLC	PROPERTY FUND 629 LLC	022 02 0 054.00
5133 HARDING PIKE SUITE B10 # 185 NASHVILLE, TN 37205	5133 HARDING PIKE SUITE B10 # 185 NASHVILLE, TN 37205	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 25, 2017 and recorded August 30, 2017, at **Instrument Number 20170830-0089376**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **PATRICIA H CHATMAN and CHARLES D CHATMAN, III** ("Borrower") conveyed to JOE BLUME, 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 August 25, 2017, (the "Note"), which obligation is presently held by **Nations Lending Corporation**; 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 JOE BLUME, said appointment being set forth in **Instrument Number 20220919-0103854** 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 December 5, 2024, at 10:00 AM At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on October 24, 2024, October 31, 2024, November 7, 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

WHEREAS, on December 5, 2024, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **PROPERTY FUND 629 LLC** at the price of **Two Hundred Eighty-One Thousand and 00/100 ($281,000.00)** 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 Two Hundred Eighty-One Thousand and 00/100 ($281,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **PROPERTY FUND 629 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 25 ON THE PLAN OF CHASE POINTE, SECTION FOUR, OF RECORD IN BOOK 9700 AT PAGE 929, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
THIS CONVEYANCE IS MADE SUBJECT TO: SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 9948, PAGE 904 AND BOOK 10604, PAGE 147, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 929, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
ALL EXISTING AND RECORDED EASEMENTS, RIGHT OF WAY AND RESTRICTIONS, ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENTS OF RIGHT OF WAYS FOR PUBLIC UTILITIES.

The source of title is recorded at Instrument Number 200004060034928, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 408 JORDAN LEIGH CT, JOELTON, TN 37080.

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 16th day of December, 2024.

Rubin Lublin TN, PLLC

Printed Name: Jeffrey C. Horn
Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najah Jones, of the state and county aforesaid, personally appeared, Jeffrey C. Horn, Authorized Signer 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 Authorized Signer 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 16 day of December, 2024.

Notary Public

My commission expires: 9/22/26

NAJAH JONES NOTARY EXPIRES GEORGIA SEPT 22, 2026 PUBLIC FULTON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 281,000.

WITNESS my hand on this 20th day of December, 2024.

Nathan Cass
Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 20 day of December, 2024.

Notary Public

My commission expires: 03/08/2028

SHERRY K WILLIAMS NOTARY TENNESSEE PUBLIC DAVIDSON COUNTY