Karen Johnson Davidson County
Batch# 1223313 DEEDTRS
01/06/2025 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20250106-0000960

FILE NO.: 23-08257

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Kare Investment Group Inc. conveyed to Blue Print Title Company as Trustee for the benefit of Park Place Finance, LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated November 21, 2022 and recorded on November 23, 2022 in Instrument No. 20221123-0124087, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **1 Sharpe Opportunity Intermediate Trust**; and

WHEREAS, 1 Sharpe Opportunity Intermediate Trust, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20230607-0043421 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on July 18, 2024, July 25, 2024, and August 1, 2024; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on December 17, 2024 at 10:00 AM to the highest and best bidder for cash, at which sale 1 Sharpe Opportunity Intermediate Trust, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $315,000.00; and

WHEREAS, 1 Sharpe Opportunity Intermediate Trust has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by 1 Sharpe Opportunity Intermediate Trust as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto 1 Sharpe Opportunity Intermediate Trust, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BEING LOT NO. 61, ON THE PLAN OF WOODBERRY PARK, OF RECORD IN BOOK 2133, PAGES 117, 118, AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

This being the same property conveyed to Kare Investment Group, Inc., an Oregon Corporation by deed dated November 21, 2022 and recorded November 23, 2022 in Instrument No. 20221123-0124086 with the Davidson County, TN Register of Deeds Office.

A.P.N.: 095 08 0 161.00

Property commonly known as: 2523 David Court, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 3 day of January, 2025.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 3 day of January, 2025

Notary Public

My Commission Expires: JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Brock & Scott File No.: 23-08257
Property Address: 2523 David Court, Nashville, TN 37214
Tax Parcel I.D. No.: 09508016100
Property Owner and Tax Notices:
1 Sharpe Opportunity Intermediate Trust
370 Highland Avenue
Piedmont, CA 94611

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 January 3, 2025.

Affiant Signature

Date: 1/3/2025

State of GA

County of DeKalb

Sworn to and subscribed before me this 3 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: December 11, 2028

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028