Karen Johnson
Batch # 1228477
01/21/2025 11 03 34 AM
Fees $18 00 Taxes $876 90

Davidson County
DEEDTRS
3 pgs

20250121-0004419

FILE NO 24-31465

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Kelly Christopher Sargent conveyed to John Bearden as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc , as beneficiary, as nominee for Renasant Bank, 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 June 14, 2021 and recorded on June 16, 2021 in Instrument No 20210616-0081589, 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 **Citizens Bank N.A.**, and

WHEREAS, Citizens Bank N.A , being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No 20241107-0086895 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 November 21, 2024, November 28, 2024, and December 5, 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 January 9, 2025 at 11 00 AM to the highest and best bidder for cash, at which sale PROPERTY FUND 629 LLC , being the best, highest and last bidder, became the purchaser of said property at and for the sum of $237,000 00, and

WHEREAS, PROPERTY FUND 629 LLC 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 PROPERTY FUND 629 LLC. 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 PROPERTY FUND 629 LLC , its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee

Land in Davidson County, State of Tennessee as follows, to-wit: Being Lot No. 167 on the Map of Maury and Claiborne's Addition, as record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Christopher Sargent by Deed recorded June 16, 2021 in Instrument No. 20210616-0081588, Register's Office for said County.

Map and Parcel:
093-16-0-137.00

Property commonly known as 63 Maury St, Nashville, TN 37210

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 15 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 GEORGIA FULTON COUNTY 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 $237,000 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 15 day of January, 2025

Notary Public

My Commission Expires

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

Brock & Scott File No.: 24-31465
Property Address: 63 Maury St, Nashville, TN 37210
Tax Parcel I.D. No.: 00 93 16 137.00 R 000
Property Owner and Tax Notices:
PROPERTY FUND 629 LLC.
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205