Karen Johnson Davidson County
Batch # 1236579 DEEDTRS
02/12/2025 11 37 00 AM 3 pgs
Fees $18 00 Taxes $852 85
20250212-0010705

PREPARED BY:
James E. Albertelli, P.A. dba ALAW
501 Union Street, Suite 600G
Nashville, TN 37219
File No.: 24-034421

PROPERTY ADDRESS: 564 Heritage Lane, Madison, TN 37115

MAP/PARCEL NUMBER: 042 07 0A 163.00

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

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Property Fund 629 LLC

Address: 5133 Harding Pike Ste. B10, Unit #185, Nashville, TN 37205

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 230,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of February, 2025.

Notary Signature: Sherry K Williams
Printed Name: Sherry K Williams
Notary State: Tennessee
Commission Exp: 03/08/2028

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

TRUSTEE'S DEED

This instrument made this February 6, 2025, by and between **James E. Albertelli, P.A. dba ALAW**, Trustee, and **Property Fund 629 LLC**

WITNESSETH:

THAT, WHEREAS, on July 1, 2023, LaQuetta Knight duly executed and acknowledged a Deed of Trust, as recorded in Instrument Number 20230711-0052917 ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Advance Mortgage & Investment Company, LLC, as Beneficiary, conveying the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being

more particularly bounded and described as follows:

Legal Description of the Property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 408, ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY ACQUIRED BY LAQUIETTA KNIGHT IN A WARRANTY DEED DATED JUNE 26, 2018, RECORDED JUNE 28, 2018 IN INSTRUMENT NO. 20180628-0062677, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 564 Heritage Lane, Madison, TN 37115, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Mortgage Electronic Registration Systems, Inc. as nominee for Advance Mortgage & Investment Company, LLC assigned all right, title, and interest under the Deed of Trust to Lakeview Loan Servicing, LLC pursuant to an instrument of record in Instrument Number 20241031-0084396 in the aforesaid Register of Deeds Office; and

WHEREAS, James E. Albertelli, P.A. dba ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in Instrument Number 20241204-0094201 in the aforesaid Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on December 27, 2024, January 3, 2025 and January 10, 2025; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including 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; and

WHEREAS, the Trustee has conducted a diligent search of the Defense Manpower Data Center 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 therein contained; and

WHEREAS, on January 23, 2025, at the hour of 11:00 a.m. local time, at the usual and customary location at the Historic Davidson County Courthouse, Davidson County, Tennessee, the time and place fixed in the advertised

Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to **Property Fund 629 LLC**, at a bid of **$230,500.00**, being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said Trustee as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, James E. Albertelli, P.A. dba ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Property Fund 629 LLC** the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, James E. Albertelli, P.A. dba ALAW, Trustee hereunto set its hand and seal the day and year first above written.

James E. Albertelli, P.A. dba ALAW, Trustee

By: Shilpini Burris
Authorized Signatory

Printed Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, personally appeared Shilpini Burris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of James E. Albertelli, P.A. dba ALAW, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of James E. Albertelli, P.A. dba ALAW.

WITNESS my hand, at office, this 6th day of February, 2025.

PATRICIA KLUTCHARCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Signature: Patricia Klutcharch
Printed Name: Patricia Klutcharch
Notary State: Tennessee
Commission Exp: 3-3-26