Karen Johnson
Batch # 1236747
02/13/2025 09 40 39 AM
Fees $23 00 Taxes $6,593 40

Davidson County
DEEDTRS
4 pgs

20250213-0010913

Prepared by
T Jake Wolaver, Esq
Middle Tennessee Law Group, PLLC
809 S Main Street, Suite 100
Columbia, TN 38401

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 11th day of February, 2025, by and between **Middle Tennessee Law Group, PLLC**, a Tennessee Professional Limited Liability Company, Successor Trustee, FIRST PARTY, and **Lilshack Holdings, LLC**, which expression shall include its successors and assigns, SECOND PARTY.

WHEREAS, by deed of trust dated the 22nd day of August, 2019, of record at Instrument 20190823-0084935, Register's Office of Davidson County, Tennessee, Nelson Andrew Beck and Christal Dawn Beck did convey in trust to Jim B. Robinson, Trustee, the tract of land hereinafter described to secure the payment of the principal sum of $844,000.00, evidenced by a promissory note payable to the order of Heritage Bank & Trust, incorporated by reference in said deed of trust; and

WHEREAS, the holder of said note removed the said Jim B. Robinson as Trustee and replaced him by appointing Middle Tennessee Law Group, PLLC, as Successor Trustee by instrument of record at Instrument No. 20250108-0001761, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof, having directed the Trustee and Successor Trustee to sell said property as provided in said deed of trust, and the FIRST PARTY did on February 11, 2025, sell said property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was the SECOND PARTY at the price of ONE MILLION SEVEN HUNDRED EIGHTY-TWO THOUSAND and NO/100 DOLLARS ($1,782,000.00).

NOW, THEREFORE, for the consideration of the sum of $1,782,000.00, the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, their successors and assigns, the following described property:

Land located in Davidson County, Tennessee, and being Unit Nos. 4, 5, 7, 8, 11, 13, 14, 24, 25, and 27, Homes at Pierce Road, a horizontal property regime with private elements, as shown on Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, of record as Instrument No. 20200304-0024402, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife, by Warranty Deed from Ruby Lee Grant, of record at Instrument No. 20190823-0084934, Register's Office of Davidson County, Tennessee, dated August 22, 2019, and recorded August 23, 2019.

(Unit 4) Map/Parcel 043-01-0C-004.00
Being also known as 1106 Palmer Ave., Madison, TN 37115

(Unit 5) Map/Parcel 043-01-0C-005.00
Being also known as 1108 Palmer Ave., Madison, TN 37115

(Unit 7) Map/Parcel 043-01-0C-007.00
Being also known as 1121 Lawrence Ave., Unit 2, Madison, TN 37115

(Unit 8) Map/Parcel 043-01-0C-008.00
Being also known as 1121 Lawrence Ave., Unit 1, Madison, TN 37115

(Unit 11) Map/Parcel 043-01-0C-011.00
Being also known as 1127 Lawrence Ave., Madison, TN 37115

(Unit 13) Map/Parcel 043-01-0C-013.00
Being also known as 1131 Lawrence Ave., Madison, TN 37115

(Unit 14) Map/Parcel 043-01-0C-014.00
Being also known as 1133 Lawrence Ave., Madison, TN 37115

(Unit 24) Map/Parcel 043-01-0C-024.00
Being also known as 1137 Lawrence Ave., Unit 4, Madison, TN 37115

(Unit 25) Map/Parcel 043-01-0C-025.00
Being also known as 1137 Lawrence Ave., Unit 3, Madison, TN 37115

(Unit 27) Map/Parcel 043-01-0C-027.00
Being also known as 1137 Lawrence Ave., Unit 1, Madison, TN 37115

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto SECOND PARTY. This sale is made subject to the following matters:

1) Any and all liens against the property for unpaid property taxes and assessments; and

2) Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as it is authorized to do as Successor Trustee, but not further or otherwise.

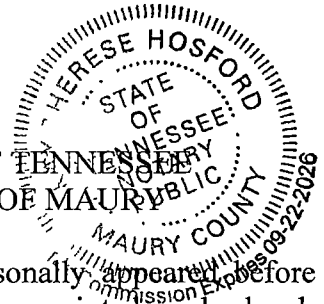
FIRST PARTY has made inquiry pursuant to the Service Members Civil Relief Act, and affirms that Nelson Andrew Beck and Christal Dawn Beck are not an active military service members as defined therein.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

Middle Tennessee Law Group, PLLC

By: _____
T. Jake Wolaver, Successor Trustee

STATE OF TENNESSEE
COUNTY OF MAURY



Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Middle Tennessee Law Group, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12 day of February, 2025.

My commission expires:
9/22/26

_____
Notary Public

STATE OF TENNESSEE
MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,782,000.00.

KAY THERESE HOSFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-22-2026

Affiant

Subscribed and sworn to before me, this 12 day of February, 2025.

My commission expires:
9/22/26

Notary Public

NEW PROPERTY OWNERS:

Lilshack Holdings, LLC
217 S. James Campbell Blvd.
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

SAME