Karen Johnson
Batch # 1237580
02/13/2025 03 06 23 PM
Fees $18 00 Taxes $937 95
Davidson County
DEEDTRS
3 pgs
20250213-0011134

PREPARED BY:
Padgett Law Group
5100 Poplar Avenue, Ste 2208
Memphis, TN 38137
TDP File No 24-010464-1

SUBSTITUTE TRUSTEE'S DEED

This instrument was made on this 20th day of December 2024, by and between Padgett Law Group, Substitute Trustee, and Fares Wasim Eskandar.

WITNESSETH:

THAT, WHEREAS, on October 24, 2016, Christine A Hart and Marcus D Hart, wife and husband, duly executed and acknowledged a Deed of Trust, recorded in Instrument Number 20161101-0115487 ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to W. Aaron Fortner, Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Churchill Mortgage Corporation, 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:

> Land in the 11th Civil District of Davidson County, Tennessee, being a part of a tract marked "Future Development" on the Plan of Head's Addition as of record in Book 1835, page 100, said Register's office and described according to a survey by John B Kohl, III, dated July 9, 1976, as follows: Beginning at a point on the easterly margin of Head Drive, said point being the northeasterly corner of the property conveyed to the State of Tennessee by deed of record in Book 4046, page 582, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Head Drive, South 2 deg. 45 min. West, 150 feet to a point; thence South 87 deg. 15 min East, 140 feet to a point, thence North 2 deg. 45 min. East, 150 feet to a point; thence North 87 deg. 15 min. West, 140 feet to the point of beginning
>
> Being the same property conveyed to Christine Ann Perry and Ann Marie Moccio by deed from John M. Lucas, Jr. and Janis K. Lucas, husband and wife of record in Book 8869, page 870, filed on 02-22-93, and further conveyed to Christine A. Perry, a single person by Quit Claim Deed from Marie Moccio, a single person of record in Instrument No 20020301-0026378, filed on 03-01-02, and further conveyed to Christine A. Perry, unmarried and Sheree Toney, unmarried by Quit Claim Deed from Christine A. Perry, unmarried of record in Instrument No 20030224-0023757, filed on 02-24-03, and further conveyed to Christine A Perry, unmarried by Quit Claim Deed from Sheree Toney, unmarried of record in Instrument No. 20031217-0179905, filed on 12-17-03, and further conveyed to Christine A. Hart, married, by QuitClaim Deed, from Christine A. Hart, formerly known as Christine A. Perry, of record in Instrument # 20081023-0106111, Register's Office for Davidson County, Tennessee, dated October 14, 2008 and recorded October 23, 2008

Street Address: The street address of the property is believed to be 107 Head Drive, Madison, TN 37115, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control

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

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office in 20241008-0078095; 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 Substitute 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 Substitute 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 October 18, 2024; October 25, 2024; and November 1, 2024.

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.

WHEREAS, the Substitute 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.

WHEREAS, on the 20th day of December, 2024, at the hour of 11 o`clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, 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 Fares Wasim Eskandar at a bid of $253,500.00 being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute 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, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Fares Wasim Eskandar 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 Substitute 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, 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.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By Renee Kammer

Printed Name **Renee Kammer**

Authorized Signatory

STATE OF Arkansas
COUNTY OF Pulaski

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer 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 Timothy D Padgett, PA D/B/A Padgett Law Group, a Professional Association, 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 Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

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

Notary Signature: Wendi Fiser

WENDI DEANN FISER
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline County

My Commission Expires: 4/20/26

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $253,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Kammer
Affiant

STATE OF Arkansas
COUNTY OF Pulaski

Subscribed and sworn to before me on the date written above

Notary Signature: Wendi Fiser

WENDI DEANN FISER
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline County

My Commission Expires: 4/20/26

Responsible Taxpayer and Property Owner:

Fares Wasim Eskandar
7404 Tarmac Way
Nashville, TN 37211

Map/Parcel Number: 042 14 0 087 00