Karen Johnson Davidson County
Batch# 1238196 DEEDTRS
02/18/2025 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20250218-0011893

FILE NO.: 24-19668

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Lorenta Louise Hogue conveyed to Providence Title LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., 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 July 3, 2018 and recorded on July 5, 2018 in Instrument No. 20180705-0065046, 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 **Tennessee Housing Development Agency**; and

WHEREAS, Tennessee Housing Development Agency, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 202408020058869 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 September 26, 2024, October 3, 2024, and October 10, 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 23, 2025 at 10:00 AM to the highest and best bidder for cash, at which sale 1 Public Homes LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $260,000.00; and

WHEREAS, 1 Public Homes 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 1 Public Homes 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 1 Public Homes 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, Tennessee, being Lot No. 55 on the Plan of Revised Plan, Section One, First Addition, Trinity Hills Village, of record in Book 4175, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 2509 Old Matthews Rd., Nashville, TN 37207

Being the same property conveyed to Lorenta Louise Hogue, herein by warranty deed dated 3rd day of July, 2018, of record at 201807050065045 in said Register's Office Tennessee.

Property commonly known as: 2509 Old Matthews Rd, Nashville, TN 37207.

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 February, 2025.

Brock & Scott, PLLC

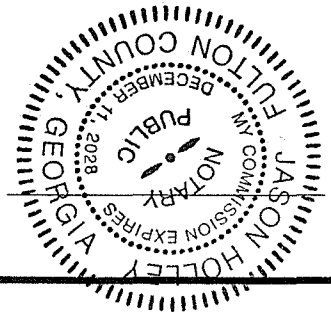
By: _____

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

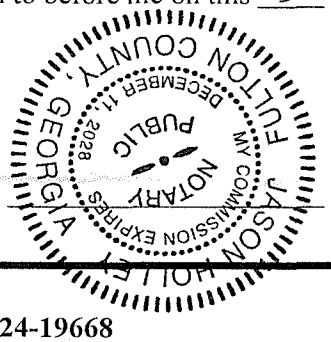
My Commission Expires:

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 $260,000.00, 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 February, 2025



Notary Public

My Commission Expires:

Brock & Scott File No.: 24-19668
Property Address: 2509 Old Matthews Rd, Nashville, TN 37207
Tax Parcel I.D. No.: 071 01 0 134
Property Owner and Tax Notices:
1 Public Homes LLC
5133 Harding Pike, Ste B10
Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Justin Rogers, 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 2/18/25 (date of document).

Affiant Signature

2/18/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/27

NOTARY'S SEAL

