This instrument prepared by.
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 086-10-122.0
220 DOCKSIDE CT.,
HERMITAGE, TN 37076.

NO MORTGAGE
New Owner - Send Tax Bills:
LES LAZARUS
DHB R LLC
735 BURGESS DR.
GOODLETTSVILLE, TN 37072

Karen Johnson Davidson County
Batch # 1240178 **DEEDTRS**
02/24/2025 09 59 35 AM 2 pgs
Fees $13 00 Taxes $828 30



20250224-0013352

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 29, 2024, MELANIE BLANK,** was named Trustee in a Deed of Trust of even date executed by **MICHAEL H. ELLEY, UNMARRIED MAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$48,050.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20240207-0008628,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C A 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20241119-0089590,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **JESSICA D. BINKLEY**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely on **NOVEMBER 29, 2024/DECEMBER 6, 2024/DECEMBER 13, 2024** in **NASHVILLE LEDGER**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **THURSDAY, JANUARY 9, 2025 AT 11:00 A.M., POSTPONED BY PUBLIC ANNOUNCEMENT TO TUESDAY, FEBRUARY 11, 2025 AT 11:00 A.M., LOCAL TIME, ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **JESSICA D. BINKLEY**, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **LES LAZARUS ON BEHALF OF DHB R LLC,** submitted the highest and best bid in the amount of **$67,000.00.**

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY**, Substitute Trustee, do hereby sell, transfer and convey to **DHB R LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit.

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO 43, ON THE PLAN OF LAKESIDE WOODS, SECTION 3, OF RECORD IN PLAT BOOK 7900, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO KAREN S ELLEY AND HUSBAND, MICHAEL H. ELLEY BY QUIT CLAIM DEED DATED JANUARY 11, 2000 OF RECORD IN INSTRUMENT NO 200001200006813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KAREN S. ELLY HAVING SINCE DIED ON OR ABOUT JANUARY 7, 2023 LEAVING MICHAEL H. ELLEY AS THE SURVIVING TENANT BY THE ENTIRETY. (SEE CONTINUOUS MARRIAGE AFFIDAVIT OF RECORD IN INSTRMUENT NO. 20231201-0092928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE).

SUBJECT TO FIRST MORTGAGE DEED OF TRUST OF RECORD IN INSTRUMENT NO 20231201-0092929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS IS IMPROVED PROPERTY KNOWN AS 220 DOCKSIDE CT., HERMITAGE, TN 37076

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey to **DHB R LLC**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the Power vested in me under said Deed of Trust herein above referred to and not as an individual

JESSICA D. BINKLEY
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSICA D. BINKLEY,** Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **FEBRUARY 11, 2025.**

Notary Public

My Commission Expires 9-5-28

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-5-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$223,866.00**
(includes amounts of both first and second mortgages)

Affiant

Subscribed and sworn to before me, this **11TH day of FEBRUARY, 2025.**

Notary Public

My Commission Expires: 9-5-28

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-5-28