Karen Johnson
Batch # 1240462
02/25/2025 11 05 13 AM
Fees $23 00 Taxes $1,367 15
Davidson County
DEEDTRS
4 pgs
20250225-0013802

Prepared By/Return To
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG TN2024-00383
Property Address 4290 Brick Church Pike, Whites Creek, TN 37189
Parcel Number 03210001200

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Antonio D. Huey conveyed to Mark A. Rosser, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for Taylor, Bean & Whitaker Mortgage Corp., 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 September 10, 2008, and recorded on September 19, 2008, in Instrument No. 20080919-0095526, and modified by Loan Modification Agreement recorded in Instrument No. 20121005-0091333, in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee of the Bungalow Series III Trust, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee in Instrument No. 20241217-0097816, 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, 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, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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 30, 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 $369,500.00; and

WHEREAS, the high bidder 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 the payment by 1 Public Homes, LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, 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:

Being Lot No. 5 on the Plan of Quail Ridge, Section Five, as of record in Book 9700, Page 474, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Evaniel Johnson, III and wife, Demetria C. Johnson, by Deed dated October 21, 1998 and recorded October 22, 1998, of record in Book 11166, Page 85, in the Office of the Register of Deeds of Davidson County, Tennessee; and

Thereafter, being the same property conveyed to Cornerstone Investments, Inc., by Successor Trustee's Deed dated January 15, 2008 and recorded January 24, 2008, of record in Instrument No. 20080124-0007547, in the office aforesaid.

Being the same property conveyed to Antonio D. Huey, a single man deed dated 09/10/2008 and recorded 09/19/2008 in Deed Book 20080919-0095525, filed in the office of the Clerk of Davidson County, TN

Street Address: 4290 Brick Church Pike, Whites Creek, TN 37189
Parcel Number: 03210001200

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said 1 Public Homes, LLC, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 19th day of February, 2025.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, 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 the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public
My Commission Expires: 06/01/2026

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

STATE OF GEORGIA
COUNTY OF GWINNETT

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 $369,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 19th day of February, 2025.

Notary Public
My Commission Expires: 06/01/2025

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2025

Property Address:	4290 Brick Church Pike, Whites Creek, TN 37189
Parcel Number(s):	03210001200
Property Owner and Tax Notices:	1 Public Homes, LLC 5133 Harding Pike, Ste. B10, #185 Nashville, TN 37205