Name and address of new owner:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Karen Johnson
Batch # 1246279
03/14/2025 12 10.53 PM
Fees $18 00 Taxes $2,853 71
Davidson County
DEEDTRS
3 pgs
20250314-0018939

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 07200001100

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 20, 2020, of record at Instrument No.: 20201201-0139508 in the Register's Office of Davidson County, Tennessee, **Lazarus Holdings, LLC** conveyed to J. Carlton Drumwright of Williamson County, Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Meridian Capital Group, LLC; and,

WHEREAS, by instrument recorded at Instrument No.: 20240403-0023297 said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 21, 2025, February 28, 2025 and March 7, 2025 stating that on **Friday, March 14, 2025 at 12:00 pm (Noon)** at the front door of the Historic Nashville Metro Courthouse, 1 Public Square, Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and,

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Meridian Capital Group, LLC**, its successors and assigns for **$771,271.77**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Meridian Capital Group, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described below according to Survey completed by Clint Elliott Survey on August 31, 2020.

Commencing on the Northerly right-of-way line of Ambrose Avenue, 50 feet in width, at a corner common with Lot 1, First Addition, Space Park East of record in Plat Book 4473, Page 53;

Thence leaving the Northerly right-of-way line of Ambrose Avenue with the Easterly line of said Lot 1, North 8 degrees 24 minutes, 53 seconds East, 331.47 feet to a corner common with the property shown on Space Park East of record in Plat Book 3700, Page 137;

Thence with the Northerly line of said property shown on Space Park East, South 82 degrees 05 minutes 30 seconds East, 54.00 feet to a corner common with the property conveyed to Pinson Properties, LLC and Scojo Properties, LLC of record in Instrument Number 20170724-074802;

Thence with the northerly line of said Pinson and Scojo Properties, South 82 degrees 05 minutes 30 seconds East, 263.78 feet to the true Point of Beginning for this tract;

Thence with the southerly line of an existing Nashville Electric Service Easement, 20 feet in width; South 82 degrees 05 minutes 30 seconds East, 519.85 feet to the westerly line of the property conveyed to the State of Tennessee of record in Book 1163, Page 314;

Thence first with the westerly line of the property conveyed to the State of Tennessee, and then with the westerly line of said Space Park East, South 6 degrees 44 minutes 59 seconds West, 179.84 feet to a corner common with said property shown on Space Park East;

Thence with northerly line of Space Park East, North 82 degrees 05 minutes 44 seconds West, 520.52 feet to a corner common with aforesaid Pinson and Scojo Properties;

Thence with the easterly line of Pinson and Scojo Properties, North 6 degrees 57 minutes 43 seconds East, 179.86 feet to the Point of Beginning;

DEED REFERENCE:
Being the same property conveyed to Lazarus Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Rock Home, LLC, a Tennessee limited liability company dated November 20, 2020 and recorded as Instrument No.: 20201201-0139507 with the Davidson County Register of Deeds Office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20201201-0139508, said Register's Office.

TAX MAP-PARCEL NO.: 07200001100
PROPERTY ADDRESS: 3309 Ambrose Avenue, Nashville, TN 37207, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 14th day of March, 2025.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 14th day of March, 2025.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$771,271.77**.

Affiant

Subscribed and sworn before me, this 14th day of March, 2025.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

DGM File #75800