TS# 2024-00464-TN

This instrument prepared by

J P Sellers
Mackie Wolf Zientz & Mann, P C
Cool Springs III
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM No 24-001048-673

Return to
Western Progressive – TN, Inc
7730 Market Center Ave , Suite 100
El Paso, TX 79912
2024-00464-TN

NO MORTGAGE
New Owner - Send Tax Bills

Grantee's Address

LARRY COX
441 BEAUCHAMP CIR
FRANKLIN, TN 37067

Karen Johnson
Batch # 1246345
03/14/2025 01 02 51 PM
Fees $18 00 Taxes $791 80

Davidson County
DEEDTRS
3 pgs

20250314-0019018

Tax ID 09512015400
Property Address 2704 MCKEIGE DRIVE, NASHVILLE, TN 37214

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 9, 1999, Nan Saliba was named Trustee in a Deed of Trust of even date executed by Tomikia N Woods, a single person, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $79,200.00, principal, said Deed of Trust being filed of record on 06/15/1999 at Record Book 11528, at Page 727, Instrument number 0600081 in the real property records of Davidson County Register's Office, Tennessee, and

The notice required by T C A. 35-5-101 et seq having been met and whereas, Western Progressive - Tennessee Inc. was appointed Substitute Trustee under said Deed of Trust by instrument of record in the real property records of Davidson County Register's Office, Tennessee, Western Progressive – Tennessee, Inc., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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 notice by three (3) successive publications, namely **December 31, 2024, January 07, 2025, January 14, 2025** in *The Tennessean* 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 February 5, 2025 on or about 10 00 AM local time, at the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, Western Progressive - Tennessee Inc , individually or by and through its 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 Larry Cox, submitted the highest and best bid, in the amount of $214,000.00, it being the best and highest bid

NOW THEREFORE, in consideration of the premises, Western Progressive - Tennessee Inc., Substitute Trustee, does hereby sell, transfer and convey to **Larry Cox**, 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·

TS# 2024-00464-TN

BEING LOT NO. 29 ON THE PLAN OF PERRY HEIGHTS, AS OF RECORD IN BOOK 2900, PAGE 18, SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

THIS IS IMPROVED PROPERTY KNOWN AS 2704 MCKEIGE DRIVE, NASHVILLE, TN 37214.

Western Progressive - Tennessee Inc., Substitute Trustee, convey to **Larry Cox**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual

Witness my hand and official seal on this 12th day of March 2025

Delia Madrid, as agent for Substitute Trustee
WESTERN PROGRESSIVE - TENNESSEE, INC.
7730 MARKET CENTER AVE , SUITE 100
EL PASO, TX 79912
PHONE (866) 960-8299

STATE OF TEXAS
COUNTY OF EL PASO

Personally appeared before me, the undersigned, Yosemite Lopez Campos, a Notary Public in and for said County and State, the within named, Delia Madrid, as agent for Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office at on this 12th day of March, 2025.

YOSEMITE LOPEZ CAMPOS
NOTARY PUBLIC
ID# 13367433-5
In and for the State of Texas
My Commission Expires
03-29-2026

Notary Public

My Commission Expires 3-29-26

STATE OF TEXAS
COUNTY OF EL PASO

The actual consideration or value, whichever is greater for this transfer is $214,000 00

Affiant

TS# 2024-00464-TN

Subscribed and sworn to before me, this on this 12th day of March 2025

Notary Public:

My Commission Expires. 3-29-26

YOSEMITE LOPEZ CAMPOS
NOTARY PUBLIC
ID# 13367433-5
In and for the State of Texas
My Commission Expires
03-29-2026