Karen Johnson Davidson County
Batch # 1247849 DEEDTRS
03/19/2025 10:04:06 AM 3 pgs
Fees: $18.00 Taxes: $704.85
20250319-0019470

FILE NO.: 23-23904

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Norman Davis conveyed to Jonathan R. Vinson as Trustee for the benefit of F & M Bank, 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 May 10, 2019 and recorded on May 16, 2019 in Instrument No. 20190516-0046124, 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 **Truist Bank**; and

WHEREAS, Truist Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20231220098125 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 November 28, 2024, December 5, 2024, and December 12, 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 9, 2025 at 11:00 AM to the highest and best bidder for cash, at which sale GS1 Stores LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $190,500.00; and

WHEREAS, GS1 Stores 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 GS1 Stores 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 GS1 Stores 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 13A on the Plan of Zone Lot Division of Lot 13, Woodymore Heights, Section 2, of record in Book 8250, Page 621, amending Book 5200, Page 645, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Tihtna S. Tesfu, a single person, by Special Warranty Deed from U.S. Bank National Association, as Trustee for the Certificate Holders of Citigroup Mortgage Loan Trust Inc., Asset-Pass-Through Certificates, Series 207-AHL2, dated July 10, 2012, of record in Instrument No. 20121003-0090517, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman Davis, unmarried man from Tihtna S. Tesfu, a single person by Warranty Deed dated 05/10/19 and recorded on May 16, 2019, in Instrument # 201905160046123, in the Register's Office of Davidson County, Tennessee.

For informational purposes only:
Map/Parcel: 15006012900
Property Address: 2910 Woodymore Court, Antioch, TN 37013

Property commonly known as: 2910 Woodymore Ct, Antioch, TN 37013.

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 15 day of January, 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: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

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 $190,500.00, 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 13 day of January, 2025.

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Brock & Scott File No.: 23-23904
Property Address: 2910 Woodymore Ct, Antioch, TN 37013
Tax Parcel I.D. No.: 150 06 0 129
Property Owner and Tax Notices:
GS1 Stores LLC
7404 Tarmac Way
Nashville, TN 37211