This instrument prepared by:

Melinda Kirkham
Mackie Wolf Zientz & Mann, P.C.
Cool Springs III
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM No.: 25-000034-505

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
C/O SHELLPOINT MORTGAGE SERVICING
17000 KATY FREEWAY, SUITE 300
HOUSTON, TX 77094

Karen Johnson Davidson County
Batch# 1249227 DEEDTRS
03/21/2025 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $783.68
20250321-0021462

Tax ID: 108 03 0 149.00
Property Address: 3071 Casa Drive, Nashville, TN 37214

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 20, 2023, Scott R. Valby was named Trustee in a Deed of Trust of even date executed by MICHAEL MAREN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $269,900.00, principal, said Deed of Trust being recorded as Instrument No. 20230622-0047327 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, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20250228-0015244** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., 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: **02/20/2025, 02/27/2025, 03/06/2025** in 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.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on March 20, 2025 on or about 10:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, MACKIE WOLF ZIENTZ & MANN, P.C., 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 **NewRez LLC d/b/a Shellpoint Mortgage Servicing**, submitted the highest and best bid, in the amount of $211,806.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **NewRez LLC d/b/a Shellpoint Mortgage Servicing**, 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:

**Land in Davidson County, Tennessee, being Lot No. 53B Zone Lot Division of Lots 49 and 50, a resubdivision of Lots 35 and 42 through 50, Section 5, Patio Villa, as of record in Book 6250, Page 451, Register`s Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Carole A. Daugherty, unmarried by Special Warranty deed from Federal National Mortgage Association, a corporation of record in Book 9355, page 678, Register`s Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 24, 1994.**

**Being the same property conveyed to Carole Ann Daugherty, Trustee of the Carole Ann Daugherty Revocable Living Trust dated June 22, 2006 by Warranty deed from Carole Ann Daugherty, a single woman of record in Instrument No. 20060804-0095885 Register`s Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on August 04, 2006.**

**Being the same property conveyed to Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006 by Quitclaim deed from Carole Ann Daugherty, Trustee for the Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006 of record in Instrument No. 20220215-0017266 Register`s Office for Davidson County, Tennessee, dated February 10,**

**2022 and recorded on February 15, 2022.**

**Being the same property conveyed to Larry R. Foster, unmarried by Warranty from Doug Williams, successor trustee of the Carole Ann Daugherty Revocable Trust UAD June 22, 2006 of record as Instrument Number 20230315-0018700, Register`s Office for Davidson County, Tennessee, dated March 13, 2023 and recorded on March 15, 2023.**

**Being the same property conveyed to Michael Maren by deed from Larry R. Foster of record in 20230622-0047326, Register`s Office for Davidson County, Tennessee.**

THIS IS IMPROVED PROPERTY KNOWN AS 3071 Casa Drive, Nashville, TN 37214.

MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, convey to **NewRez LLC d/b/a Shellpoint Mortgage Servicing**, 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 at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067, on this 21st day of March, 2025.

_____
Melinda Kirkham, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melinda Kirkham, Attorney, as agent 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 Franklin, Tennessee on this 21st day of March, 2025.

Notary Public: _____

My Commission Expires
July 6, 2026

My Commission Expires: _____

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $211,806.00.

_____
Affiant

Subscribed and sworn to before me, this on this 21st day of March, 2025.

Notary Public: _____

My Commission Expires
July 6, 2026

My Commission Expires: _____

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067

**PREPARED BY:**
**Mackie Wolf Zientz & Mann, P.C.**
**Cool Springs III**
**725 Cool Springs Blvd, Suite 140**
**Franklin, TN 37067**
**(615) 238-3630**
**MWZM 25-000034-505-1**

**EXHIBIT 'A'**

**SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT**

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Kirkham, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 21st day of March, 2025.

Melinda Kirkham
Attorney at Law, Bar Number 039948
Mackie Wolf Zientz & Mann, P.C.

**ACKNOWLEDGMENT**

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 21st day of March, 2025 before me, Candace Dodson, the undersigned officer, personally appeared Melinda Kirkham of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for NewRez LLC d/b/a Shellpoint Mortgage Servicing, and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of Tennessee

My Commission Expires
July 6, 2026

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Melinda Kirkham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/21/25 ( date of document).

Affiant Signature

3/21/25
Date

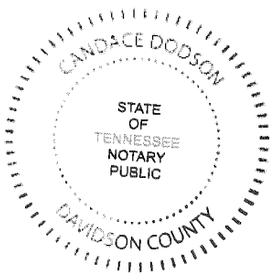
State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires July 6, 2026

Notary's Seal (If on paper)




25-000034-505-1 T.C.A. § 66-24-101 Trustees Deed