FILE NO.: BAC-25-00152

Karen Johnson Davidson County
Batch # 1255944 DEEDTRS
04/03/2025 10:10:39 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20250403-0025327

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
BAC-25-00152

| ADDRESSES NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER: |
|---|---|---|
| **Property Fund 629 LLC** | **Property Fund 629 LLC** | **095 02 0 119.00** |
| **5133 Harding Pike<br>Ste B10<br>Unit #185<br>Nashville, TN 37205** | **5133 Harding Pike<br>Ste B10<br>Unit #185<br>Nashville, TN 37205** | |

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated May 24, 2012 and recorded June 25, 2012, at **Instrument Number 20120625-0055258**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **EDWARD E BUFFORD** ("Borrower") conveyed to RECONTRUST COMPANY N.A., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on May 24, 2012, (the "Note"), which obligation is presently held by **BANK OF AMERICA, N.A.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of RECONTRUST COMPANY N.A., said appointment being set forth in **Instrument Number 20250205-0008842** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on March 20, 2025, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on February 20, 2025, February 27, 2025, March 6, 2025, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, on March 20, 2025, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Property Fund 629 LLC** at the price of **Three Hundred Sixty-Two Thousand and 00/100 ($362,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Sixty-Two Thousand and 00/100 ($362,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Property Fund 629 LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF WALNUT GROVE, AS OF RECORD IN BOOK 2133, PAGE 87, REGISTER`S OFFICE FOR SAID COUNTY. SAID LOT NO. 12 FRONTS 118.1 FEET ON THE SOUTHERLY SIDE OF JUNE DRIVE AND EXTENDS BACK 164.4 FEET ON THE EASTERLY LINE AND 134.8 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 98.4 FEET THEREON.

**The source of title is recorded at Book 5386, Page 480, in the Register's Office for Davidson County, Tennessee.**

This property is now or was formerly known as 2201 JUNE DR, NASHVILLE, TN 37214.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether 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.

WITNESS the signature of the Substitute Trustee on this the 31st day of March, 2025.

Rubin Lublin TN, PLLC

Printed Name: Jeffrey C. Horn
Title: Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA )
COUNTY OF GWINNETT )

Before me, Idongesit Umoh, of the state and county aforesaid, personally appeared, Jeffrey C. Horn, authorized signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a authorized signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 31 day of March, 2025.

Notary Public

My commission expires: 06/19/28

IDONGESIT UMOH NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 19, 2028

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 362,000.

WITNESS my hand on this 3rd day of April, 2025.

Nathan Coss
Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 3 day of April, 2025.

Notary Public

My commission expires: My Commission Expires January 22, 2029

MAGDALENE HUMPHREVILLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY