PREPARED BY AND RETURN TO:
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Karen Johnson
Batch # 1260285
04/15/2025 12 55 46 PM
Fees $18 00 Taxes $958 30

Davidson County
DEEDTRS
3 pgs

20250415-0028772

LOGS:24-125315
DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 18, 2020, recorded in Instrument No. 20200224-0020059, in the Register's Office of Davidson County, Tennessee, Gloria M. Hemenway conveyed to Keynote Title, LLC, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20250121-0004471, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on January 24, 2025, January 31, 2025, February 7, 2025 by which advertisement the sale was appointed to be held on March 18, 2025, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Cox Real Estate Investments, LLC for the sum of $259,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Cox Real Estate Investments, LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Cox Real Estate Investments, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Cox Real Estate Investments, LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Being Lot No. 42 of Block 26 on the Map of Re-Subdivision of Heffernan Place of record in Book 161, Page 138, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 50 feet on the Easterly side of 28th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Tiffani L. Leslie, unmarried woman by Special Warranty deed from US Bank National Association as Trustee of record in Instrument No. 20100702-0052212 Register's Office for Davidson County, Tennessee, dated May 21, 2010 and recorded on July 02, 2010.

Being also known as 1030 28th Ave North Nashville, Tennessee 37208.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20200224-0020059, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument # 20200224-0020058, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Cox Real Estate Investments, LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 8th April, 2025.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 8th April, 2025, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My commission expires: _____ Notary Public

STAR BENFIELD
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 22, 2029

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $259,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Aaron Gavin
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

My commission expires: _____ Notary Public

STAR BENFIELD
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 22, 2029

PROPERTY ADDRESS: 1030 28th Avenue North, Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cox Real Estate Investments, LLC
441 Beauchamp Circle
Franklin, TN 37067

LOGS File #24-125315
Map & Parcel -092 02 0 167.00

RETURN TO:

Athens Title & Escrow, LLC
15 Maryland Way
Brentwood, TN 37027
(615)815-1992

Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615)815-1992

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.