Karen Johnson Davidson County
Batch # 1260302 DEEDTRS
04/15/2025 01:25:34 PM 4 pgs
Fees: $23.00 Taxes: $817.70
20250415-0028790

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2025-00436
Property Address: 1026 College Avenue, Nashville, TN 37209
Parcel Number: 091-04-0-066.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Edgar L. Covington conveyed to Tennessee Title Services, LLC, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc.("MERS") as beneficiary, as nominee for DAS Acquisition Company, LLC, 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 February 27, 2020, and recorded on March 2, 2020, in Instrument No. 20200302-0023434, in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee for LB-Treehouse Series VI Trust, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee in Instrument No. 20250128-0006623, 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, 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, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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 March 27, 2025, at 10:00 am to the highest and best bidder for cash, at which sale Property Fund 629, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $221,000.00; and

WHEREAS, the high bidder 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 the payment by Property Fund 629, LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Property Fund 629, 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:

Being Lot No. 7 on the plan of University Heights Subdivision, Section 2 (Revised), as of record in Book 1424, Page 122, Register's Office for said County, described as follows:

Beginning at a point on the Easterly margin of College Avenue, at the Southwest corner of Lot No. 6 on said plan; thence with the Easterly margin of said Avenue, Southwardly 104.65 feet to the beginning of a curve; thence around said curve to the Northwest corner of Lot No. 8 on said plan; thence with the line between said Lots Nos. 7 and 8, Eastwardly 108.43 feet to the Westerly boundary line of University Heights, Section 1, as of record in Book 1424, Page 105, said Register's Office; thence with said line, North 14 degrees 45 minutes West 110 feet to the Southeast corner of said lot No. 6; thence with the line between said lots Nos. 6 and 7, Westwardly 110 feet to the beginning.

Being the same property conveyed to Edgar L. Covington by Warranty deed from Maudie Satterfield Prince, unmarried of record in Instrument No. 20011226-0142096 Register's Office for Davidson County, Tennessee, dated December 18, 2001, and recorded on December 26, 2001. (Value of consideration shown in aforementioned deed $38,000.00.)

Being also known as 1026 College Avenue Nashville, Tennessee 37209.

Street Address: 1026 College Avenue, Nashville, TN 37209
Parcel Number: 091-04-0-066.00

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Property Fund 629, LLC, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 9th day of April, 2025.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, 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 the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

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

_____
Notary Public
My Commission Expires: 06/01/2026

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

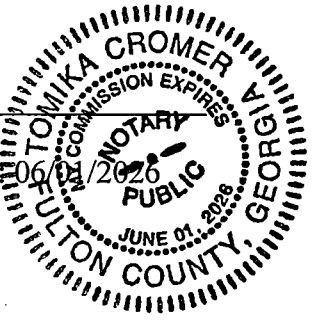
STATE OF GEORGIA
COUNTY OF GWINNETT

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 $221,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 9th day of April, 2025.

Notary Public
My Commission Expires: 06/01/2026



Property Address:	1026 College Avenue, Nashville, TN 37209
Parcel Number(s):	091-04-0-066.00
Property Owner and Tax Notices:	Property Fund 629, LLC 5133 Harding Pike, Ste. B-10, #185 Nashville, TN 37205