Name and address of new owner:
Citizens Savings Bank & Trust Co.
1917 Heiman Street
Nashville, TN 37208

Send Tax Bills:
Citizens Savings Bank & Trust Co.
1917 Heiman Street
Nashville, TN 37208

Karen Johnson
Batch # 1270802
05/08/2025 12 09 14 PM
Fees $18 00 Taxes $691 97
Davidson County
DEEDTRS
3 pgs
20250508-0036137

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 108-08-0D-002.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 28, 2023, of record at Instrument No.: 20230301-0014453, Register's Office, Davidson County, Tennessee, **Catona S. Porter**, an unmarried woman, conveyed to Joan M. Fleming-Ridley, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Citizens Savings Bank & Trust Co.; and,

WHEREAS, by instrument recorded at Instrument No.: 20240313-0017353, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 20 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 18, 2025, April 25, 2025, May 2, 2025 stating that on **Thursday, May 8, 2025 at Noon** at the Historic Nashville Metro Courthouse in Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Citizens Savings Bank & Trust Co.**, its successors and assigns for **$187,019.92**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Citizens Savings Bank & Trust Co.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit 2, Lot 77, PLAN OF CONDOMINIUMS SITE PLAN, PHASE 4 LOTS 16,17,18,77,78 and 79 SECTION TWO QUAIL VALLEY, as shown on plat of record in Plat Book 5800, Pages 69 and 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

DEED REFERENCE:
Being the same property conveyed to Catona S. Porter, herein by warranty deed dated 28th day of February 2023, of record at 20230301-0014452 in said Register's Office Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20230301-0014453, said Register's Office.

TAX MAP-PARCEL NO.: 108-08-0D-002.00 CO
PROPERTY ADDRESS: 1203 Quail Road, Nashville, TN 37214, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 8th day of May, 2025.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of May, 2025.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$187,019.92**.

Affiant

Subscribed and sworn before me, this 8th day of May, 2025.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

DGM File #76159