FILE NO VLM-25-00287

Karen Johnson Davidson County
Batch # 1275731 DEEDTRS
05/20/2025 11 55 AM 2 pgs
Fees $13 00 Taxes $995 30
20250520-0039682

Prepared by and Return to
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
VLM-25-00287

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
M & L, LLC	**M & L, LLC**	**097 02 0A 088.00**
735 Burgess Dr Goodlettsville, TN 37072	**735 Burgess Dr Goodlettsville, TN 37072**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated February 25, 2011 and recorded March 3, 2011, at **Instrument Number 20110303-0017140**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **WILLIAM M WATSON, JR.** ("Borrower") conveyed to ROBERT M WILSON, JR , 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 February 25, 2011, (the "Note"), which obligation is presently held by **Tennessee Housing Development Agency** , 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 ROBERT M WILSON, JR , said appointment being set forth in **Instrument Number 20250131-0007419** 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 April 17, 2025, at 10 00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on March 13, 2025, March 20, 2025, March 27, 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

WHEREAS, on April 17, 2025, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **M & L, LLC** at the price of **Two Hundred Sixty-Nine Thousand and 00/100 ($269,000.00)** 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 Two Hundred Sixty-Nine Thousand and 00/100 ($269,000 00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **M & L, 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 88 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION TWO, OF RECORD IN INSTRUMENT NO 20090603-0051286, TO WHICH PLAN AND CERTIFICATE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THE AFORESAID PLAT OF RECORD IN INSTRUMENT NO 20090603-0051286 VOIDED, VACATED AND SUPERSEDED LOTS 82,83,84,85,86,87,88,89,90,91,92 AND 93 AND OPEN SPACE "E" AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE AS OF RECORD IN INSTRUMENT NO 10080723-0075577, IN SAID REGISTER`S OFFICE BEING THE SAME PROPERTY CONVEYED HEREIN BY WARRANTY DEED OF RECORD IN INSTRUMENT NO 20110303-0017139 SAID REGISTER`S OFFICE

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The source of title is recorded at INSTRUMENT NO. 20110303-0017139, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 312 MAPLETON ALLEY, HERMITAGE, TN 37076

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

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 6th day of May, 2025

Rubin Lublin TN, PLLC

By: _____

Printed Name Jeffrey C Horn

Title Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, LESLIE RUBIN, 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 6th day of May, 2025

_____
Notary Public

My commission expires
7/10/2028

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 269,000.00

WITNESS my hand on this 20 day of May, 2025

Jasmine Guillen
Printed Name Grantee/Agent

Sworn to and subscribed before me this on this the 20 day of May, 2025

_____
Notary Public

My commission expires 11-8-28

JASMINE GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028