RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Yolanda Johnson

GRANTEE(s)
Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201

Karen Johnson Davidson County
Batch# 1281986 DEEDTRS
06/06/2025 10:35:30 AM 9 pgs
Fees: $48.00 Taxes: $886.31
20250606-0044647

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 12, 2020 and recorded November 16, 2020, Document No. 20201116-0134745 in the Register's Office of Davidson County, Tennessee, Yolanda Johnson conveyed to Scott R. Valby, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns, 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, Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 15, 2025, Document No. 202505150038257 in the Register's Office 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, and Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to April 24, 2025; **and** on said date the sale was announced to be postponed and the sale was conducted on May 29, 2025

WHEREAS, pursuant to said advertisement and notice, on May 29, 2025, in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, at and for the sum of $239,543.00, that being the highest and best bid offered; and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq*. (the Servicemembers Civil Relief Act).

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

NOW, THEREFORE, in consideration of the premises and the payment by Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 of Block 9 on the Map of Dabbs & Elliott Subdivision, No. 1 at Old Hickory, Tennessee of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Grantor by deed recorded as Instrument No. 20201116-0134744, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 207 28th Street, Old Hickory, TN 37138.
>
> Tax Parcel No.: 05308010300

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 6 / 4 / 25..

Wilson & Associates, PLLC

By: _____

Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

202506060044647

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 4 day of June, 2025.

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

Notary Public

My Commission Expires:
1.24.2033

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,543.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 4 day of June, 2025.

Wilson & Associates, PLLC

By:

Shellie Wallace (TN Bar #026039)
Courtney McGahhey (TN Bar #035507)
Jillian Wilson (TN Bar #038845)
Wilson & Associates, PLLC, as Agent of Grantee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, this 4 day of June, 2025.

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

Notary Public

My Commission Expires:
1.24.2033

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
c/o Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF ARKANSAS
COUNTY OF PULASKI

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. I am the Attorney with a certain Deed of Trust, dated November 12, 2020, recorded, November 16, 2020, Document No. 20201116-0134745, in the real estate records of Davidson County, Tennessee, executed by Yolanda Johnson in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 4 day of June, 2025.

Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Attorney, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Attorney for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 10/4/2025.

Notary Public

My Commission Expires:
1.24.2033

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

April 4, 2025
April 11, 2025
April 18, 2025

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith

Lynette Smith, Office Administrator

STATE OF TENNESSEE

Annexed legal notice on the following page(s)

On this **18th** day of **April 2025,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Lynette Smith** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated, including all statutes that have gone into effect as of the dates of publication above.

WITNESS my hand and Official Seal at office this **18th** day of **April 2025.**

Audrey Kalman

Notary Public

AUDREY M. KALMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 01, 2027

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated November 12, 2020, and the Deed of Trust of even date securing the same, recorded November 16, 2020, Document No. 20201116-0134745, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Yolanda Johnson, conveying certain property therein described to Scott R. Valby as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, will, on **April 24, 2025 on or about 10:00 AM, at the At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block 9 on the Map of Dabbs & Elliott Subdivision, No. 1 at Old Hickory, Tennessee of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ALSO KNOWN AS: 207 28th Street, Old Hickory, TN 37138

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

YOLANDA JOHNSON
TENANTS OF
PREMIER RADIOLOGY BRENTWOOD
MARINER FINANCE, LLC
RUCKERS AUTO SALES INC

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. **W&A No. 361855**

DATED March 27, 2025
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Apr. 4, 11, 18, 2025 FI304851

True Copy Certification

I, Julie Dean do hereby make oath that I am the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on June 4, 2025.

Signature

6-4-2025

Date

State of ARKANSAS

County of PULASKI

Personally, appeared before me, Nekesha Wilson, a notary public for this county and state, Julie Dean who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me 4th day of June, 2025.

Notary's Signature

My Commission Expires: 1.24.2033
Notary' Seal (if on paper)

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128