RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nina Carter

GRANTEE(s)
X&L Properties LLC

This Instrument Prepared By
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388

Karen Johnson Davidson County
Batch # 1288124 DEEDTRS
06/20/2025 12 15 48 PM 3 pgs
Fees $18 00 Taxes $1,176 54
20250620-0048504

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 19, 2021 and recorded November 29, 2021, Document No. 20211129-0157457 in the Register's Office of Davidson County, Tennessee, Nina Carter conveyed to Tennessee Title Services, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Pacific Mortgage Corporation, 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, MSR Asset Vehicle LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 17, 2025, Document No. 202504170029360, 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 MSR Asset Vehicle LLC 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 May 15, 2025; **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, pursuant to said advertisement and notice, on May 15, 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 X&L Properties LLC, at and for the sum of $317,982.61, that being the highest and best bid offered; and

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 X&L Properties LLC 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 the said X&L Properties LLC, 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. 477 on the Plan of Section Eight, Tulip Grove of record in Plat Book 4660, Page 56, 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. 20211129-0157456, Register's Office for Davidson County, Tennessee.

Commonly known as: 620 Frankfort Drive, Hermitage, TN 37076.

Tax Parcel No.: 07508013100

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 X&L Properties LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 27 day of May, 2025.

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

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jillian Wilson, 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 27 day of May, 2025.

_____
Notary Public

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963

My Commission Expires:
3-23-31

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 $ 317,982.61, 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 20 day of June, 2025.

Jun Xiong / X&L Properties LLC
X&L Properties LLC

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Jun Xiong, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Moores Ln Bank of America this 20 day of June, 2025.

Colleen G. Harrison
Notary Public

My Commission Expires:
06/03/2028

COLLEEN G HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
X&L Properties LLC
9709 Valley Springs Drive
Brentwood, TN 37027

009088684