Karen Johnson Davidson County
Batch# 1290633 DEEDTRS
06/26/2025 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,169.42
20250626-0050595

FILE NO.: 25-07990

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Paul B Berry conveyed to ELEVATED TITLE, Joseph B. Pitt, Jr. as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment, 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 December 12, 2019 and recorded on January 7, 2020 in Instrument No. 20200107-0002178, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Village Capital & Investment LLC**; and

WHEREAS, Village Capital & Investment LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20250417-0029424 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, and 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on May 1, 2025, May 8, 2025, and May 15, 2025; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

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 June 5, 2025 at 10:00 AM to the highest and best bidder for cash, at which sale Village Capital & Investment LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $316,058.52; and

WHEREAS, Village Capital & Investment LLC 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 payment by Village Capital & Investment LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Village Capital & Investment 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:

***THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:***

***LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9, ON THE PLAN OF NEW HOPE MEADOWS - PHASE 1, FIRST REVISION, OF RECORD IN PLAT BOOK 6900, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.***

***This being the same property conveyed by warranty deed to Paul B. Berry dated May 30, 2018 and recorded June 5, 2018 in Instrument No. 20180605-0053618 with the Davidson County TN Register of Deeds.***

***Parcel ID: 087-02-0-003.00***

Property commonly known as: 4208 New Hope Meadow Road, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 25 day of June, 2025.

**Brock & Scott, PLLC**

By: _____

**Brock & Scott, PLLC**
**Blair Weatherly**
Substitute Trustee

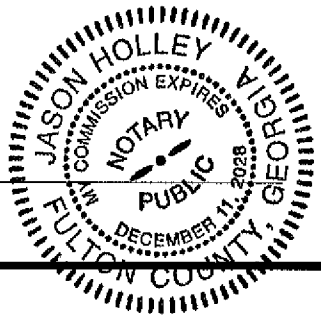


202506260050595

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, 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 an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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




Notary Public

My Commission Expires: _____

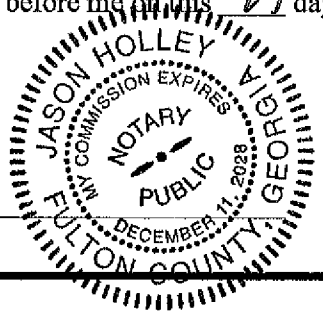
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STATE OF GEORGIA
COUNTY OF DEKALB

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 $316,058.52, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly as Agent

Subscribed and sworn to before me on this 25 day of June, 2025




Notary Public

My Commission Expires: _____

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**Brock & Scott File No.: 25-07990**
**Property Address: 4208 New Hope Meadow Road, Hermitage, TN 37076**
**Tax Parcel I.D. No.: 087 02 0 003**
**Property Owner and Tax Notices:**
**Village Capital & Investment LLC**
**2460 Paseo Verde Parkway, Ste 110**
**Henderson, NV 89074**

# TRUE COPY CERTIFICATION

I, Blair Weatherly, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2025.

Affiant Signature

Date: June 25, 2025

State of GA

County of DeKalb

Sworn to and subscribed before me this 25 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: DECEMBER 11, 2028

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES