Karen Johnson Davidson County
Batch # 1292645 DEEDTRS
07/02/2025 10 17 35 AM 4 pgs
Fees $23 00 Taxes $1,665 00
20250702-0052196

Prepared by
T Jake Wolaver, Esq
Middle Tennessee Law Group, PLLC
809 S Main Street, Suite 100
Columbia, TN 38401

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 1st day of July, 2025, by and between **Middle Tennessee Law Group, PLLC**, a Tennessee Professional Limited Liability Company, Successor Trustee, FIRST PARTY, and **TRISTAR BANK**, which expression shall include its successors and assigns, SECOND PARTY.

WHEREAS, by deed of trust dated the 18th day of February, 2022, of record at Instrument No. 20220314-0029363, Register's Office of Davidson County, Tennessee, DANE DEVELOPMENT, LLC, did convey in trust to Ted H. Williams, Trustee, the tract of land hereinafter described to secure the payment of the principal sum of $386,250.00, evidenced by a promissory note payable to the order of Tristar Bank, incorporated by reference in said deed of trust; and

WHEREAS, the holder of said note removed the said Ted H. Williams as Trustee and replaced him by appointing Middle Tennessee Law Group, PLLC, as Successor Trustee recorded at Instrument No. 20250508-0036243, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof, having directed the Trustee and Successor Trustee to sell said property as provided in said deed of trust, and the FIRST PARTY did on June 25, 2025, sell said property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was **TRISTAR BANK**, the SECOND PARTY, at the price of Four Hundred Fifty Thousand Dollars ($450,000.00).

NOW, THEREFORE, for the consideration of the sum of Four Hundred Fifty Thousand Dollars ($450,000.00), the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, their successors and assigns, the following described property:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a portion of Lot No. 19 on the Plan of H.N. Myers, of record in Plat Book 21, Page 48, Register's Office For Davidson County, Tennessee.

For further description: Being Unit A of The 2207 15th Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The 2207 15th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220302-0023789, as further described thereof.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DANE DEVELOPMENT, BY WARRANTY DEED FROM BUILD TRUST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON MARCH 2, 2022, OF RECORED IN INSTRUMENT NOS. 202203202-0023788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

TAX ID: 081 003 4K 001.00

THIS IS PROPERTY ALSO KNOWN AS 2212 18th AVE N., NASHVILLE, TN 37208.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as it is authorized to do as Successor Trustee, but not further or otherwise.

FIRST PARTY has made inquiry pursuant to the Service Members Civil Relief Act, and affirms that DANE DEVELOPMENT, LLC, is not an active military service member as defined therein.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

Middle Tennessee Law Group, PLLC

By: _____
T. Jake Wolaver, Successor Trustee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Middle Tennessee Law Group, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of July, 2025.

My commission expires: 5-21-29

Kimberly L. Matney
Notary Public

KIMBERLY L MATNEY NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 05-21-2029

STATE OF TENNESSEE
MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $450,000.00.

_____
Affiant

Subscribed and sworn to before me, this 1st day of July, 2025.

My commission expires: 5-21-29

Kimberly L. Matney
Notary Public

KIMBERLY L MATNEY NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 05-21-2029

NEW PROPERTY OWNERS:

Tristar Bank
815 S. Garden Street
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Same

Z \JAKE\001 CLIENT FOLDERS\12 TRISTAR Bank\Alley, Daniel DANE DEVELOPMENT\405718000 386250\Successor Trustee's Deed - 405718000 - 2025-05-05 DRAFT docx