RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Marcelo Roa, Gema Roa

GRANTEE(s)
Larry Cox

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
Batch # 1294346
07/07/2025 01 01 47 PM
Fees $28 00 Taxes $891 70

Davidson County
DEEDTRS
5 pgs

20250707-0053236

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 7, 2005 and recorded June 21, 2005, Document No. 20050621-0071218 in the Register's Office of Davidson County, Tennessee, Marcelo Roa, Gema Roa conveyed to Southeast Title of Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Decision One Mortgage Company, LLC, 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, WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 27, 2025, Document No. 202505270041090, 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 WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 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 June 18, 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 June 18, 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 Larry Cox, at and for the sum of $241,000.00, 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 Larry Cox 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 Larry Cox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Hickory Highland Place, Section Two, Phase One of record in Instrument 199912230306510 and 199912230306511, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20010611-0061252, Register's Office for Davidson County, Tennessee.

Commonly known as: 4441 Winton Drive, Antioch, TN 37013.

Tax Parcel No.: 16302005300

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 Larry Cox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of July, 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 1 day of July, 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 $ 241,000.00, 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 7 day of July, 2025.

Larry Cox

ACKNOWLEDGMENT

STATE OF Tenn

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Larry Cox, 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 Brentwood TN this 7 day of July, 2025.

Notary Public

My Commission Expires:
February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Larry Cox
735 Burgess Drive
Goodlettsville, TN 37072

1005068505

Annexed legal notice on the following page(s)

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:

May 16, 2025
May 23, 2025
May 30, 2025

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith
Lynette Smith, Office Administrator

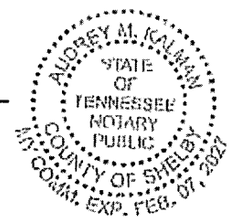
STATE OF TENNESSEE

On this **30th** day of **May 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 **30th** day of **May 2025.**

Audrey Kalman
Notary Public



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 June 7, 2005, and the Deed of Trust of even date securing the same, recorded June 21, 2005, Document No 20050621-0071218, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Marcelo Roa and Gema Roa, conveying certain property therein described to Southeast Title of Tennessee as Trustee for Mortgage Electronic Registration Systems, Inc , as beneficiary, as nominee for Decision One Mortgage Company, LLC, its successors and assigns, and the undersigned, Wilson & Associates, P L L C having been appointed Successor Trustee by WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5

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 WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5, will, on **June 18, 2025 on or about 10:00 AM, at the Front Entrance of the Davidson County Historic Courthouse 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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit Land in Davidson County, Tennessee, being Lot No 104 on the Plan of Hickory Highland Place, Section Two, Phase One of record in Instrument 199912230306510 and 199912230306511, Register's Office of Davidson County, Tennessee
ALSO KNOWN AS 4441 Winton Drive, Antioch, TN 37013

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
MARCELO ROA
TENANTS OF
GEMA ROA

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 362491**

DATED May 12, 2025
WILSON & ASSOCIATES, P L L.C ,
Successor Trustee
May 16, 23, 30, 2025 FI305301