Document Prepared By:
Pratt Caldwell Legal Group, PLLC
P.O. Box 931
Athens, Tennessee 37371

Karen Johnson Davidson County
Batch # 1295676 DEEDTRS
07/10/2025 09:18 AM 5 pgs
Fees: $28.00 Taxes: $1,657.60
20250710-0054247

# SUBSTITUTE TRUSTEE'S DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DAVIDSON §

**WHEREAS**, on May 27, 2022, Mohamoud D. Dahir (a/k/a Mohamoud Dahir), executed and delivered to Greg T. Pratt, as Trustee, a Deed of Trust which is recorded in Book/Page/Instrument No. 20220616-0068879, of the Deed of Trust Records Davidson County, Tennessee (herein "Deed of Trust"), to secure that Note of same date (herein "Contract") executed by Mohamoud Dahir; and

**WHEREAS**, the Deed of Trust Conveyed to the said trustee, that certain tract or parcel of land located in Davidson County, Tennessee, to wit:

**2410 Smith Springs Road**
**Land situated in Nashville, Davidson County, Tennessee being:**

**Beginning at a point on the North margin of Smith Springs Road at the Southeast corner of a tract owned by Carter; thence 258 feet north with the East line of carter's lot to a pin in the Northwest Corner of he said Carter lot; thence East 112 feet to the Northwest corner of the Taylor lot; thence South 107 feet to the Southwest corner of the Taylor lot which is also the Northwest corner of a lot owned by Edmondson; thence 189 feet with the said Edmondson lot to the margin of Spring Road, and thence with the margin of Smith Springs Road West 204 feet to the point of beginning.**

**Included in the above description but expressly excluded from this conveyance is that portion of the above-described property conveyed in Book 8223, page 519, Registers Office for Davidson County, Tennessee.**

**Being the same property conveyed to Mohamoud Dahir, by deed of record in Instrument No. 20220616-0068878, Register's Office for Davidson County, Tennessee.**

**2416 Smith Springs Road**
**The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:**

**Being property located in the 29th Council District of Nashville, Davidson County, Tennessee, known as the G Co. Investments property, of record in Instrument No. 20131024-0110678, in the Register's office for Davidson County, and being more particularly described as follows:**

**Commencing at an iron pin (found) at the Northeast corner of the Mohmoud Dahir property (Instrument No. 20121127-0108855) located in the Westerly Right of Way of Ned Shelton Road (50' R.O.W.), being further located at Tennessee State Plane Coordinates N-642023.51, E-1781168.48 (NAD83), thence, South 09 degrees 43 minutes 37 seconds West 235.00 feet to an iron pin (set) in the Westerly Right of Way of Ned Shelton Road. Said point having: Tennessee State Plane Coordinates N-641791.89, E- 1781126.73, this being the northeast corner of the herein described property and the true point of beginning, thence continuing with Ned Shelton Road, South 09 degrees 43 minutes 37 seconds West, 136.72 feet to an iron pin (set);**

**Thence with a curve to the right, having a radius of 40.00 feet to an arc length of 80.83 feet a chord bearing of south 67 degrees 37 minutes 14 seconds west a chord distance of 67.76 feet to an iron pin. (set) in the northerly right of way of Smith Springs Road (50' R.O.W.)**

**Being the same property conveyed to Mohamoud S. Dahir by deed of record in Instrument No. 20210420-0052644, Register's Office for Davidson County, Tennessee.**

**0 Ned Shelton Road**
**Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:**

**Beginning at a point in the westerly margin of Steele Road at the northeast corner of the property conveyed to David Wendell Edmonson and wife, by deed from Stanley Gardner and wife, of record in Book 2104, Page 586, Register office for said County; thence westerly along Edmonson's northerly line 210 feet to a stake; thence northwardly 156 feet to a stake; thence eastwardly 206 feet to a point the westerly margin of Steele Road; thence with the margin of the same southerly 235 feet to the beginning.**

**Being the same property conveyed to Mohamoud Dahir by Final Decree Confirming Delinquent Tax Sale from the Clerk and Master of Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20121127-010885 and Decree for Redemption of recorded Instrument No. 20180326-0028293, Register's Office for Davidson County, Tennessee.**

**Mohamoud D. Dahir is one and the same as Mohamoud Dahir.**

**WHEREAS,** I, Christopher M. Caldwell, was, by execution of an Appointment of Substitute Trustee, duly appointed by Beneficiary as Substitute Trustee fully in accordance with the terms of the Deed of Trust;

**WHEREAS,** default has occurred under the terms of the Contract and under the terms of the Deed of Trust and the Beneficiary has, since that default, requested that I, Christopher M. Caldwell, Substitute Trustee, sell the property for the purpose of satisfying the obligations arising out of the Contract and Deed of Trust; and

**WHEREAS,** pursuant to said request and fully in compliance with the terms of the Deed of Trust, after having given notice of the time of sale and by the terms of the Deed of Trust, and after having first published written notice to occur for 3 consecutive weeks; I proceeded to sell the property, in accordance

with the terms of the Deed of Trust and Tennessee on the steps of the Davidson County Courthouse where foreclosure sales are usually conducted in Davidson County, TN at the time of 11:00 a.m. on the 24th day of January, 2025.

**WHEREAS,** as such sale of property was by me **struck off to CR Lending, LLC, a Texas Limited Liability Company (Grantee)** at the hour of 11:00 o'clock a.m. on January 24, 2025, for and in consideration of the sum of $448,000.00 and other good and valuable consideration, it being the best and highest bidder therefore, and said consideration being the best and highest bid therefore.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,** that I, Christopher M. Caldwell, of Knox County, Tennessee, Substitute Trustee as aforesaid, by virtue of the powers granted to me by the Deed of Trust and in consideration of the foregoing premises, and of the value expressed above conveyed to me by the Grantee, the receipt and sufficiency of which is hereby acknowledged, have granted, sold, and conveyed and by these presents do grant, sell, and convey the **property unto GRANTEE: CR Lending, LLC**

**TO HAVE AND TO HOLD** the property, together with all and singular, the rights and appurtenances thereto and otherwise belonging to the Grantee and its successors and assigns forever and for, and on behalf of said Grantor in said Deed of Trust, I do hereby bind to said Grantor and successors and assigns, to warrant and forever defend, all and singular, the property hereinabove described, insofar as authorized by said Deed of Trust, unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**WITNESS MY HAND** this 14th, day of February, 2025.

Christopher M. Caldwell, Substitute Trustee

STATE OF TENNESSEE §
§
COUNTY OF MCMINN §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher M. Caldwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 14 day of February, 2025.

Notary Public, in and for the State of Tennessee
My Commission expires: 8/29/26

I hearby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $448,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Christopher M. Caldwell

STATE OF TENNESSEE §
§
COUNTY OF MCMINN §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher M. Caldwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 14 day of February, 2025.

Madison M

Notary Public, in and for the State of Tennessee
My Commission expires: 8/29/26

**After Recording, Return to:**
Pratt Caldwell Legal Group, PLLC
P.O. Box 931
Athens, TN 37371

**Address for tax notices: (New Owner)**

CR Lending, LLC
509 E 14th Street
Proctor, TX 76078

