Karen Johnson Davidson County
Batch# 1318787 DEEDTRS
09/04/2025 03:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250904-0070864

THIS DOCUMENT PREPARED BY:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

AFFIDAVIT RESCINDING FORECLOSURE SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY came and appeared before me, the undersigned, the within named R. Houston Akin, who is a resident of Davidson County, State of Tennessee, and makes this his statement and Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his knowledge:

James Walker ("Borrower") executed a certain Deed of Trust dated September 6, 2013, in favor of Robert F. Spann, Trustee, to secure a Promissory Note payable to the order of Sharon Simmons, in the original amount of $30,000.00, which Promissory Note is more fully described in Instrument No. 20130909-0094626, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of other indebtedness then existing or to arise thereafter; and

Said Promissory Note and Deed of Trust were assigned by Sharon Simmons to Andrew Buford on May 8, 2020, by instrument of record in Instrument No. 20200515-0050393, in the Register's Office for Davidson County, Tennessee; and

I, R. Houston Akin of Davidson County was appointed Substitute Trustee by Andrew Buford, the owner and holder of the Indebtedness by instrument of record at Instrument No. 20240806-0059891, Register's Office for Davidson County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

I, as Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property secured by the Deed of Trust for sale to the highest bidder for cash, at public outcry on Wednesday, October 16, 2024, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Davidson County Register of Deeds Office, 300 Deaderick St., Nashville, Tennessee, when and where Andrew Buford became the last and highest bidder for cash at a price of One Hundred Seventy-Five thousand dollars ($175,000.00) as ; and

I, R. Houston Akin, in my capacity of Substitute Trustee, executed a Trustee's Deed conveying the subject property to Andrew Buford, of record in Instrument No. 20241016-0080302, said Register's Office.

I, R. HOUSTON AKIN, AS SUBSTITUTE TRUSTEE, HEREBY RESCIND the aforementioned foreclosure sale and Trustee's Deed. Borrower's ownership rights in the subject property secured by the Deed of Trust are hereby restored. Any rights and obligations the parties held under the Deed of Trust are hereby restored as if the foreclosure sale of October 16, 2024 had never taken place.

DATED this the 4th day of September, 2025.

R. Houston Akin, Affiant/Substitute Trustee

SWORN to and subscribed before me, this the 4th day of September, 2025.

NOTARY PUBLIC

My Commission Expires:
01-04-2027

SARAH CAMERON VENTURA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 SEPTEMBER 4, 2025.

9/4/25

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 4 day of SEPTEMBER, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026