RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carolyn Garlits

GRANTEE(s)
Spartan Properties LLC

This Instrument Prepared By:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866)501-9462
questions@thefoundationlegalgroup.com

Karen Johnson Davidson County
Batch # 1343720 DEEDTRS
11/12/2025 02:36:19 PM 5 pgs
Fees: $28.00 Taxes: $518.00
20251112-0090096

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 23, 2013 and recorded August 30, 2013, Document No. 20130830-0092026 in the Register's Office of Davidson County, Tennessee, Carolyn Garlits conveyed to First American Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citibank, N.A., 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 22, 2025, Document No. 202509220075335, at Page 0 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing 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. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to March 20, 2025; **AND** on said date the sale was announced to be postponed and the sale was conducted on October 30, 2025.

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 October 30, 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 Spartan Properties LLC, at and for the sum of $140,000.00, 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 Spartan Properties LLC 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 Spartan Properties LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT NUMBER 2007-62581 AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 27, LOT NO. 14, ON THE PLAN OF HERITAGE VILLAGE OF PRIEST LAKE PARK, SECTION 2, AS SHOWN IN THE AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5459 PAGE 679 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ANY AND ALL MATTERS AS SHOWN ON THE PLAN OF HERITAGE VILLAGE OF PRIEST LAKE PARK, SECTION 2, OF RECORD IN BOOK 5200 PAGE 106 AND AS SHOWN IN THE AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5459, PAGE 679 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO RESTRICTIONS, CONDITIONS, COVENANTS, AND/OR BYLAWS OF RECORD AGAINST SAID PROPERTY WHICH ARE IN SAID REGISTER'S OFFICE; ESPECIALLY TO BOOK 5097 PAGE 85, BOOK 5192 PAGE 243, BOOK 5292 PAGE 747, BOOK 5292 PAGE 749, BOOK 5097 PAGE 862, AND BOOK 5459 PAGE 679. AND BOOK 5522, PAGE 845 SAID REGISTER'S OFFICE.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20070525-0062581, Register's Office for Davidson County, Tennessee.

Commonly known as: 3700 Colonial Heritage Drive 27, Nashville, TN 37217.

Tax Parcel No.: 136 03 0C 077.00

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 Spartan Properties LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 5 day of November, 2025.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____

Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.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 Foundation Legal Group, LLP fka 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 5 day of November, 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 $_____, 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 _____day of _____, _____.

Spartan Properties LLC

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 140,000.00, Affiant
Subscribed and sworn before me this the
12 Day of November, 2025.
_____, Deputy Register

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Spartan Properties LLC
1632 Robindale Dr
Hermitage, TN 37076

820719412

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:

February 7, 2025
February 14, 2025
February 21, 2025

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith
Lynette Smith, Office Administrator

STATE OF TENNESSEE

Annexed legal notice on the following page(s)

On this **21st** day of **February 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 **21st** day of **February 2025.**

Audrey Kalman
Notary Public

AUDREY M. KALMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 01, 2027

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 August 23, 2013, and the Deed of Trust of even date securing the same, recorded August 30, 2013, Document No. 20130830-0092026, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Carolyn Garlits, conveying certain property therein described to First American Title Company as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citibank, N.A., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, will, on **March 20, 2025 on or about 11:00 AM, at the Historic Davidson County Courthouse One 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT NUMBER 2007-62581 AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 27, LOT NO. 14, ON THE PLAN OF HERITAGE VILLAGE OF PRIEST LAKE PARK, SECTION 2, AS SHOWN IN THE AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5459 PAGE 679 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ANY AND ALL MATTERS AS SHOWN ON THE PLAN OF HERITAGE VILLAGE OF PRIEST LAKE PARK, SECTION 2, OF RECORD IN BOOK 5200 PAGE 106 AND AS SHOWN IN THE AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5459, PAGE 679 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO RESTRICTIONS, CONDITIONS, COVENANTS, AND/OR BYLAWS OF RECORD AGAINST SAID PROPERTY WHICH ARE IN SAID REGISTER'S OFFICE; ESPECIALLY TO BOOK 5097 PAGE85, BOOK 5192 PAGE 243, BOOK 5292 PAGE 747, BOOK 5292 PAGE 749, BOOK 5097 PAGE 862, AND BOOK 5459 PAGE 679. AND BOOK 5522, PAGE 845 SAID REGISTER'S OFFICE.

ALSO KNOWN AS: 3700 Colonial Heritage Drive 27, Nashville, TN 37217

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:

CAROLYN GARLITS
TENANTS OF

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. 361393**

DATED January 28, 2025
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Feb. 7, 14, 21, 2025 FI304185