Karen Johnson Davidson County
Batch # 1408659 DEEDTRS
04/20/2026 12:32:56 PM 4 pgs
Fees: $23.00 Taxes: $728.90
20260420-0032225

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
MTG: 25-003279-01
Property Address: 5843 Monroe Crossing, Antioch, TN 37013
Parcel Number: 163 16 0A 022.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Geneva Esin and Esiri Esin conveyed to Roushanak Pazouki Baghaii, Trustee for the benefit of CTX Mortgage Company, LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated July 26, 2005, and recorded on August 11, 2005, as Instrument No. 20050811-0095411, in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, The Bank of New York Mellon F/K/A The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Soundview Home Loan Trust 2005-CTX1 Asset-Backed Certificates, Series 2005-CTX1, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee, Instrument No. 20260115-0003838, in the Office of the Register of Deeds 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, the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

WHEREAS, at the time and place mentioned in referenced advertisement the

undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on April 2, 2026, at 10:00 am to the highest and best bidder for cash, at which sale Chad Lautt, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $197,000.00; and

WHEREAS, the high bidder has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Chad Lautt, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Chad Lautt, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Unit No. 122 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785, Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Geneva Esin and husband, Esiri Esin, by deed from Centex Homes, a Nevada General Partnership, recorded of record in Instrument No. 200508110095410, Register's Office for Davidson County, Tennessee.

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TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Chad Lautt, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 13 day of April, 20 26.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF Georgia
COUNTY OF Gwinnett

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public
My Commission Expires:

NOTARY PUBLIC CHATHAM COUNTY, GA MY COMMISSION EXPIRES MARCH 21 2027 GEORGIA

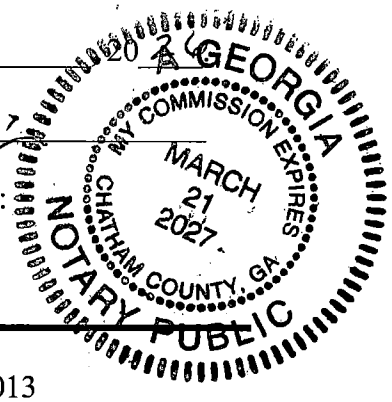
STATE OF Georgia
COUNTY OF Gwinnett

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 13 day of April 2021

Notary Public
My Commission Expires:



Property Address: 5843 Monroe Crossing, Antioch, TN 37013
Parcel Number(s): 163 16 0A 022.00
Property Owner and Tax Notices: Chad Lautt
PO BOX 23096
NASHVILLE TN 37202