This instrument prepared by:
Ryan K. Cochran
Epstein Becker & Green, P.C.
1222 Demonbreun Street, Suite 1400
Nashville, TN 37203

Send Tax Notice To:
Persevere Lending
Attn: Damon Bowers
P.O. Box 1865
Brentwood, TN 37024

Karen Johnson Davidson County
Batch # 1082398 DEEDTRS
12/14/2023 03:54:35 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20231214-0096691

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 240,000
Ryan Cochran, Affiant
Subscribed and sworn before me this the
14 Day of December, 2023
Julia Rivera, Deputy Register

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of May 2, 2022, of record as Instrument 20220519-0058049, in the Register's Office for Davidson County, Tennessee ("***Deed of Trust***"), Amber L. Casey, a married woman as her sole and separate property, conveyed to Tennessee Title Services, LLC, a Tennessee limited liability company, Trustee, for the benefit of Persevere Lending, Inc., Ronn and Melissa Olson, husband and wife as joint tenants, Majesdasu Real Estate Service, Inc., Randal Papierniak, a married man as his sole and separate property, Equity Trust Company Custodian FBO Susan Snyder IRA, and Equity Trust Company Custodian FBO David Snyder IRA (collectively, the "***Lender***"), the hereinafter described real property (the "***Property***"), to secure the indebtedness evidenced by a Promissory Note of even date therewith, which note is fully described in the Deed of Trust (the "***Note***"); and

WHEREAS, the Lender is the holder and owner of the Note;

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Deed of Trust, the Lender declared the entire indebtedness due and owing; and

WHEREAS, the Lender, by the terms of the Deed of Trust, appointed Ryan K. Cochran of Epstein Becker & Green P.C., as Substitute Trustee in the place and stead of Tennessee Title Services, LLC, said appointment being of record as Instrument No. 20231109-0087667 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the Lender directed the Substitute Trustee to sell the Property; and

WHEREAS, the Substitute Trustee did advertise the Property for sale as provided in the Deed of Trust, and the Property was advertised to be sold on December 13, 2023, at 10:00 a.m., in front of the Davidson County Courthouse main door, located at 1 Public Square, Nashville, TN 37201, at public outcry, to the highest and best bidder for cash, free from the equity of redemption and all other exemption of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of the sale was duly published in the *Nashville Ledger*, a newspaper of general circulation in Davidson, County, Tennessee, once a week for three consecutive weeks, in said issues of said paper on November 17, 2023, November 24, 2023, and December 1, 2023.

WHEREAS, at such sale, and upon the Property being offered under the terms set forth above, Lender, was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of December 13, 2023 at 10:19 a.m., by announcing that the Property has sold;

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, Substitute Trustee, pursuant to the bid of Lender acknowledges credit in the sum of Two Hundred Forty Thousand Dollars ($240,000) against the indebtedness evidenced by the Note which was the highest and best bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Lender, the following described real estate, being the real estate described in and conveyed by the Deed of Trust, the same lying and being in Davidson County, Tennessee;

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, August 12, 1959, as follows:

Beginning at an iron pin on the Southerly margin of Cantarutti Road at the Southwest corner of the property conveyed to Charles L. Bixler and wife by Deed from Reau E. Polk, Jr., Trustee, of record in Book 2992, Page 585, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said road South 55 degrees West 125 feet to an iron pin; thence South 35 degrees 15 minutes East 335 feet more or less to the center of a branch; thence with same North 09 degrees 20 minutes East 154.3 feet to said Bixler's Southeast corner; thence with said Bixler's Southern boundary line North 36 degrees West 250 feet more or less to the beginning, containing 0.8 acres more or less.

Being the same property conveyed to Amber L. Casey, a married woman as her sole and separate property, by Warranty Deed from Philip J. Hostettler, Jr., a single man, of record in Instrument No. 20220519-0058048, Register's Office for Davidson County, Tennessee, dated May 6, 2022 and recorded on May 19, 2022.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Lender and its successors and assigns, and Ryan K. Cochran, Substitute Trustee, does hereby sell, transfer, assign, and set over unto Lender all of his right, title and interest in said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said Ryan K. Cochran, Substitute Trustee, has executed this instrument on this 13th day of December, 2023.

Ryan K. Cochran

Ryan K. Cochran, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ryan K. Cochran, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of December, 2023.

Gen Celentano

Notary Public

My Commission Expires: July 6, 2026

