Karen Johnson Davidson County
Batch# 1194145 DEEDTRS
10/16/2024 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $987.68
20241016-0080180

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
SEF-24-01070

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust	**U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust**	**120 10 0 010.00**
3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX, 75019	**3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX, 75019**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 5, 2023 and recorded April 10, 2023, at **Instrument Number 20230410-0026068**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **PROPERTY SOLUTIONS GROUP OF TN, LLC.** ("Borrower") conveyed to AMERICAN REALTY TITLE, LLC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 5, 2023, (the "Note"), which obligation is presently held by **U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of AMERICAN REALTY TITLE, LLC, said appointment being set forth in **Instrument Number 20240816-0062904** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on October 10, 2024, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on September 5, 2024, September 12, 2024, September 19, 2024, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on October 10, 2024, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust** at the price of **Two Hundred Sixty-Six Thousand Nine Hundred Forty-One and 63/100 ($266,941.63)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Sixty-Six Thousand Nine Hundred Forty-One and 63/100 ($266,941.63) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF SEVEN OAKS, SECTION II, OF RECORD IN BOOK 2133, PAGE 36, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO PROPERTY SOLUTIONS GROUP OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM NIKKI HATCHER, FKA NIKKI R. FRAME, OF RECORD IN INSTRUMENT NO. 202304100026067, RODCT.

The source of title is recorded at INSTRUMENT NO. 202304100026067, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 336 PINEWAY DRIVE, NASHVILLE, TN 37217.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 15th day of October, 2024.

Rubin Lublin TN, PLLC

Printed Name: Jeffrey C. Horn
Title: Authorized Signer Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, NAJAH JONES, of the state and county aforesaid, personally appeared, Jeffrey C. Horn, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 15 day of October, 2024.

Notary Public

My commission expires: 9/22/26

NAJAH JONES NOTARY EXPIRES GEORGIA SEPT. 22, 2026 PUBLIC FULTON COUNTY

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $266,941.63.

WITNESS my hand on this 15th day of October, 2024.

Printed Name: Jeffrey C. Horn
Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed before me this on this the 15 day of October, 2024.

Notary Public

My commission expires: 9/22/26

NAJAH JONES NOTARY EXPIRES GEORGIA SEPT. 22, 2026 PUBLIC FULTON COUNTY

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Jeffrey C. Horn **, 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 is a true and correct copy of the original document executed on** 10/15/24 **and authenticated according to law.**

Signature

10/15/24
Date

State of Georgia

County of Gwinnett

Personally appeared before me NAJAH JONES **, a notary public for this county and state,** Jeffrey C. Horn **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

10/15/24
Date

Seal (if on paper)

My Commission Expires: 9/22/26

NAJAH JONES NOTARY EXPIRES GEORGIA SEPT. 22, 2026 PUBLIC FULTON COUNTY