PREPARED BY AND RETURN TO:
Mickel Law Firm, P.A.
1501 North University, Suite 764 Little Rock
Arkansas 72207-5238
Phone: 888-217-5535

Karen Johnson Davidson County
Batch# 1196555 DEEDTRS
10/22/2024 11:19:30 AM 6 pgs
Fees: $33.00 Taxes: $1,414.92
20241022-0082006

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:
Mickel Law Firm, P.A., Substitute Trustee
1501 North University, Suite 764 Little Rock
Arkansas 72207-5238
Phone: 888-217-5535
GRANTEE:
NRHQ, LLC

WHEREAS, by Deed of Trust dated May 24, 2023, and recorded as Instrument No.20230526-0039820, in the Register's Office of Davidson County, Tennessee, SMB Investments LLC, a Tennessee Limited Liability Company, conveyed to American Realty Title, LLC, Trustee, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in a newspaper of general circulation in Davidson County, Tennessee such advertisement appearing in said newspaper on September 20, 2024, September 27, 2024, and October 4, 2024 by which advertisement the sale was appointed to be held on October 17, 2024, at the front entrance of the Davidson

County Courthouse, Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201, at or about 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, 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 Kiavi Funding, Inc, at and for the sum of $382,410.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Kiavi Funding, Inc of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Mickel Law Firm, P.A., as Substitute Trustee, has GRANTED, BARGAINED, SOLD, QUITCLAIMED, and CONVEYED, AS IS, and by these presents DOES GRANT, BARGAIN, SELL, QUITCLAIM AND CONVEY, AS IS unto the said Kiavi Funding, Inc, and unto his/her/its successors and assigns forever, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain`s Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register`s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.
INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20031022- 0156561, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Being the same property conveyed to SMB INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from ALIGNED REALTY, LLC, A UTAH LIMITED LIABILITY COMP ANY, dated May 24, 2023, of record in Instrument No. 20230526-0039819, said Register`s Office.

Parcel ID: 071 16 0 026.00

More Commonly Known As: 1407 Jones Avenue, Nashville, TN 37207.

SMB Investments LLC, a Tennessee Limited Liability Company, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of Trust Note recorded on May 26, 2023 as Instrument No. 20230526-0039820 in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any ways appertaining unto NRHQ, LLC , his successors and assigns, in fee simple forever, to whom the said Mickel Law Firm, P.A., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Mickel Law Firm, P.A., Substitute Trustee, on the 17th day of October 2024 has hereunto set his hand and seal.

Mickel Law Firm, P.A.

By: _____ @ 3:51 pm 10-17-24
James H. Swindle, Jr. (TN Bar No. 038244)

STATE OF ARKANSAS)

) **ACKNOWLEDGMENT**

COUNTY OF Pulaski)

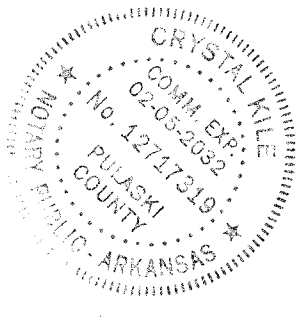
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James H. Swindle, Jr., who acknowledged himself to be an authorized signatory of Mickel Law Firm, P.A., the within bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing for Mickel Law Firm, P.A. on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 17th day of October, 2024.

Crystal Kile
Notary Public

My Commission Expires:

2-5-2032



I, or we, hereby swear and affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $382,410.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ARKANSAS)

)**ACKNOWLEDGMENT**

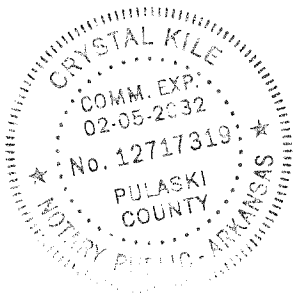
COUNTY OF Pulaski)

Subscribed and sworn to before me on the date written above.

Notary Public

My Commission Expires:

2-5-2032



PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
NRHQ, LLC
2 Allegheny Center
Nova Tower 2
Ste. 200
Pittsburgh, PA 15212

Tennessee Certification of Electronic Document

I, James H Swindle Jr, 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 10-17-24 (date of document).

Affiant Signature

10-17-24
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2-5-2032

NOTARY'S SEAL

