This instrument prepared by:

MELINDA KIRKHAM
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM NO.: 15-000921-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Property Fund 629, LLC
5133 Harding Pike, Ste. B-10 #185
Nashville, TN 37205

Karen Johnson Davidson County
Batch # 1222991 DEEDTRS
01/03/2025 09:53:57 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20250103-0000544

Tax ID: 069. 16-0-002.00
Property Address: 3728 John Mallette Drive, Nashville, TN 37218

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 16, 2006, NLC, INC. was named Trustee in a Deed of Trust of even date executed by ALBERT G. JONES, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $136,000.00, principal, said Deed of Trust being recorded as Instrument No. 20060314-0029278 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20150427-0037629** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **10/24/2024, 10/31/2024, 11/07/2024** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on December 20, 2024 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Property Fund 629, LLC**, submitted the highest and best bid, in the amount of $251,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Property Fund 629, LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Being a tract or parcel of land (Metropolitan Tax Map 69-16, Parcel 2) lying in the First Civil District, Davidson County, Tennessee, located on the northerly right-of-way of Hydes Ferry Pike near the intersection of Old Hydes Ferry Road and being more particularly described as follows:
Beginning at an iron pin (by others) located on the northerly right-of-way of Hydes Ferry Pike, being the southeasterly corner of the herein described tract and the southwesterly corner of the property now or formerly conveyed to "Nashville Young Mens Christina Assoc., Inc., as of record in Book 4293, Page 371, Register's Office for said County; thence continuing with said right-of-way North 76 deg. 55 min. 55 sec. West, 64.58 feet; thence with a curve to the right with a delta of 17 deg. 10 min 04 sec., a radius of 1125.92 feet and an arc length of 337.38 feet to the southwesterly corner of the herein described tract; thence leaving the aforestated right-of-way and running North 82 deg. 53 min. 55 sec. East 318.11 feet to the northeasterly corner of the herein described tract and lying in the westerly line of the abovementioned "Nashville Young Mens Christian Associ., Inc.", property; thence South 22 deg. 26 min. 05 sec. East 28.11 feet; thence South 17 deg. 50 min. 00 sec. East, 159.83 feet to the northerly right-of-way of Hydes Ferry Pike and the point of beginning.

Being the same property conveyed to Albert G. Jones, unmarried by warranty deed from Evelyn S. Botts, unmarried, as of record in Instrument No. 20040720-0086807, Registers

Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3728 John Mallette Drive, Nashville, TN 37218.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **Property Fund 629, LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067, on this 26th day of December, 2024.

Melinda Kirkham, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office at Franklin, Tennessee on this 26th day of December, 2024.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires: ~~My Commission Expires~~ July 6, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $251,000.00.

Affiant

Subscribed and sworn to before me, this on this 26th day of December, 2024.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires: ~~My Commission Expires~~ July 6, 2026

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Cool Springs III
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 15-000921-670-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Kirkham, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, 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 nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 26th day of December, 2024.

Melinda Kirkham
Attorney at Law, Bar Number
039948
Mackie Wolf Zientz & Mann, P.C.

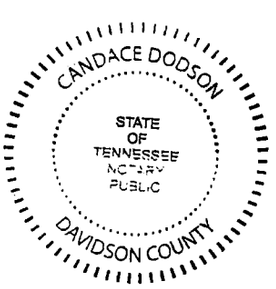
ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 26th day of December, 2024 before me, Candace Dodson, the undersigned officer, personally appeared Melinda Kirkham of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of
Tennessee



My Commission Expires
July 6, 2026