Karen Johnson Davidson County
Batch# 1235284 DEEDTRS
02/07/2025 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20250207-0009521

SUBSTITUTE TRUSTEE'S DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $300,000.00 Affiant Subscribed and sworn to before me This 29th day of January 2025. Notary Public LYNDSEY ALMEIDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028 My Commission Expires: 05-08-28

Address New Owners as:	Tax Bill To:	Map / Parcel
Patrick and Tara Martin 4701 Wild Turkey Lane Thompsons Station, TN 37179	New Owners	070-07-0U-016.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

This indenture made the 29th day of January, 2025, by and between Robert J. Notestine III, Substitute Trustee (party of the first part) and Patrick and Tara Martin party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 27th day of October, 2023, 910 Youngs Lane, LLC and Randy Arnold did duly execute and convey to the Trustee named therein, a certain Deed of Trust which is duly registered in the Register's Office for Davidson County, Tennessee in record of Instrument No. 20231030-0084607, whereby were conveyed a certain parcel of property which are described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Unit No. 16 as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions for 910 Youngs

Lane Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20210317-0035584, Register's Office for said county, to which reference is hereby made for a more complete and accurate description.

Being the same real property conveyed to Youngs Lane, LLC by Quitclaim Deed from Arnold Homes, LLC of record in Instrument No. 20210331-0042680, Registers Office for Davidson County, Tennessee.

This is improved property commonly known as 910 Youngs Lane, Unit 16, Nashville, TN 37207.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Five Hundred Fifty Thousand Dollars ($550,000.00) as evidenced by a Note dated October 27, 2023 in the original principal amount of Five Hundred Fifty Thousand Dollars.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Westview Newspaper, LLC giving the time and place and terms of sale.

AND WHEREAS, Robert J. Notestine III was appointed as Substitute Trustee by the Appointments of Substitute Trustee of record in Instrument No. 20241220-0099149, Register's Office for Davidson County, Tennessee; and

AND WHEREAS, on the 28th day of January, 2025, at 10:00 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of $300,000.00 the parties of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Substitute Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Patrick and Tara Martin, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Substitute Trustee, he is lawfully seized of said property, does make no other warranties of title.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Substitute Trustee

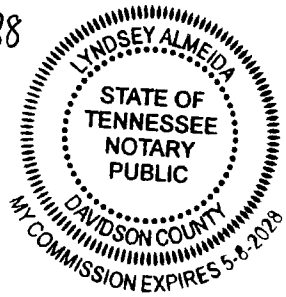
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, 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, as Substitute Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2025.

Notary Public

My Commission Expires: 06-08-28



Certificate of Authenticity

I, Robert J. Notestine III, 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 1.29.25.

AFFIANT SIGNATURE — Date: 1.29.25

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29 day of January, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 05-08-28

Notary's Seal:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028