Karen Johnson Davidson County
Batch # 1237547 DEEDTRS
02/13/2025 02:10:22 PM 3 pgs
Fees: $18.00 Taxes: $7,548.00
20250213-0011095

2814 Azalea Place
Nashville, Tennessee 37204

This Instrument Prepared By:
David M. Smythe
Smythe Huff & Murphy, PC
1222 16th Avenue South
Suite 301
Nashville, Tennessee 37212
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map-Parcel Nos.**
PNB Holding Co. 1, Inc. 150 3rd Avenue South Suite 900 Nashville, Tennessee 37201-2034	Same	Map No. 118-07 Parcel 140.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,040,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of February, 2025.

Notary Public

My Commission Expires: 07/07/2027

ELIZABETH KIM GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEREAS, by Deed of Trust dated April 3, 2023, of record in Instrument No. 20230404-0024415 Register's Office for Davidson County, Tennessee, Soundville Holdings, LLC, conveyed to PNFP Corp., Trustee, the hereinafter described real property to secure the payment of a Promissory Note (the "Note") and other indebtedness as described in said Deed of Trust; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20241230-0101162, said Register's Office, Davidson County, Tennessee; and

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

WHEREAS, in pursuance of the request of the beneficiary of the Deed of Trust, Pinnacle Bank, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Ledger on January 17, 2025, January 24, 2025, and January 31, 2025; and

WHEREAS, pursuant to the Notice of Sale for the property the foreclosure sale of the property was scheduled for the 12th day of February 2025, at 10:00 o'clock a.m. at the front entrance of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the last, highest and best bidder for cash at which sale, PNB Holding Co. 1, Inc., a Tennessee corporation, became the purchaser of the said property at and for the sum of Two Million Forty Thousand Dollars ($2,040,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Pinnacle Bank, the following real estate:

The property herein to be foreclosed is described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 13 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Ronald Fair and Stefanie Jill Fair, husband and wife, by Warranty Deed from Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust u/a/d 5/27/2021, amended and restated by Agreement dated 08/15/2012, of record in Instrument No. 20170119-0005989 in the Register's Office of Davidson County, Tennessee, dated January 17, 2017, and re-recorded on January 19, 2017.
>
> Being the same property conveyed to Fairground Studios, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ronald Fair and Stefanie Jill Fair, husband and wife, of record in Instrument No. 20171221-0129902 in the Register's Office of Davidson County, Tennessee, dated December 19, 2017, and recorded on December 21, 2017.
>
> Being the same property conveyed to Soundville Holdings, LLC, by Warranty Deed from Fairground Studios, LLC, recorded in Instrument Number 20230404-0024414, Register's office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, appurtenances and restrictive covenants therein and thereunto belonging and appertaining, free from the equity of redemption, any statutory or common law right of redemption, homestead, dower, marital share and all other rights and exemptions of every kind, all of which were expressly waived by the terms of said Deed of Trust.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto PNB Holding Co. 1, Inc., its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Davidson County Register of Deeds. This conveyance is subject to such priority tax liens

and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 13th day of February 2025.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Kim Gray, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 13th day of February 2025.

Elizabeth Kim Gray
Notary Public

ELIZABETH KIM GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

07/07/2027