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.: 24-000022-700

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
SG ALTERNATIVE TITLE TRUST 2025-NPL1, SERIES 3
ATTN: CORPORATE TRUST
500 DELAWARE AVENUE, 11TH FLOOR
WILMINGTON, DELAWARE 19801

Karen Johnson Davidson County
Batch# 1239644 DEEDTRS
02/21/2025 01:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,673.42
20250221-0013050

Tax ID: 09401013200
Property Address: 1102 Dew Street, Nashville, TN 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 17, 2023, Magnolia Title and Escrow, Inc. was named Trustee in a Deed of Trust of even date executed by MJ2X PROPERTY SOLUTIONS, LLC, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $692,920.00, principal, said Deed of Trust being recorded as Instrument No. 20231122-0090852 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. 20250203-0008117** 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: **12/19/2024, 12/26/2024, 01/02/2025** 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 February 20, 2025 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 **SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-RTL2**, submitted the highest and best bid, in the amount of $452,275.00, it being the best and highest bid.

SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-RTL2 has assigned its interest in said property to SG ALTERNATIVE TITLE TRUST 2025-NPL1, SERIES 3, its successors and assigns.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **SG ALTERNATIVE TITLE TRUST 2025-NPL1, SERIES 3,** 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of A.J. Caldwell`s Property of record in Plat Book 421, Page 78, 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 Lot No. 52 fronts 50 feet on the Southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to MJ2X Property Solutions LLC, a Tennessee Limited Liability Company, by Deed from Craiova, LLC, A Tennessee Limited Liability Company, by Deed from Craiova, LLC, a Tennessee Limited Liability Company, dated 11/22/2023 and appearing of record at Instrument No. 202311220090851, Register`s Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1102 Dew Street, Nashville, TN 37206.

MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, convey to **SG ALTERNATIVE TITLE TRUST 2025-NPL1, SERIES 3,** 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 21st day of February, 2025.

Jason Nabors, 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, Jason Nabors, 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 21st day of February, 2025.

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 $452,275.00.

Affiant

Subscribed and sworn to before me, this on this 21st day of February, 2025.

CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public:

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

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Cool Springs III
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 24-000022-700-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Nabors, 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 21st day of February, 2025.

Jason Nabors
Attorney at Law, Bar Number 037937
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 21st day of February, 2025 before me, Candace Dodson, the undersigned officer, personally appeared Jason Nabors 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 SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-RTL2, and acknowledged that he executed the same as the act of his 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

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 6, 2026

Tennessee Certification of Electronic Document

I, Jason Nabors, 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 2-21-25 (date of document).

Affiant Signature

2-21-2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: ~~My Commission Expires~~ July 6, 2026

Notary's Seal (If on paper)

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

24-000022-700-1 T.C.A. § 66-24-101 Trustees Deed