This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt Juliet, TN 37121

NO MORTGAGE
New Owner – Send Tax Bills:
Grantee's Address:
Red Rock Safeguard Fund, LP
5585 Erindale Dr , Suite 201
323 5th Street
Colorado Springs, CO 80918

Property Address: 1601A 16th Ave North, Nashville, TN 37208

Map No 081-11-0-594.00

Karen Johnson Davidson County
Batch # 1248859 DEEDTRS
03/21/2025 08 59 12 AM 3 pgs
Fees $18 00 Taxes $462 50
20250321-0020997

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 9, 2023, KMGB Holdings, Inc., a Tennessee For-Profit Corporation conveyed to Grissim Title & Escrow, LLC as Trustee, the real estate hereinafter described by Deed of Trust of record at Instrument No. 20230210-0010009, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Red Rock Safeguard Fund, LP ("Holder"), appointed Edward D. Russell of The SR Law Group as Substitute Trustee under said Deed of Trust by instrument of record at Instrument No. 20250206-0008960, in the Register's Office for Davidson County, Tennessee; and

WHEREAS default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and said Substitute Trustee was requested to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in 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 in The Ledger, 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; and

WHEREAS the borrower under said Deed of Trust was not a member of the Armed Forces of the United States of America and was not a member of the Armed Forces for at least the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service members Civil Relief Act); and

Should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be 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 by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, pursuant to said advertisement, on Friday, March 14, 2025 at 10:00 a.m., local time, at the front of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee,

Edward D. Russell of The SR Law Group, as Substitute Trustee, individually or through its agent, 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 Red Rock Safeguard Fund, LP submitted the highest and best bid, in the amount of $125,000.00.

NOW THEREFORE, in consideration of the premises, Edward D. Russell of The SR Law Group, Substitute Trustee, does hereby sell, transfer, and convey to Red Rock Safeguard Fund, LP, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the North 35 feet of the South 70 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines to and 35 feet North of Cockrill Street 170 feet to an alley.

Being the same property conveyed to William Johnson and wife, Bertha R, Johnson by Installment Deed from Gilbert Lee Cohen and Sara K. Cohen of record in Book 5086, Page 731, Register's Office for Davidson County, Tennessee, dated November 01, 1976 and recorded November 11, 1976.

Said Bertha R. Johnson is now deceased, vesting William Johnson as the surviving tenant.

Being a portion of the same property conveyed to KMGB Holdings, Inc. a Tennessee For-Profit Corporation by Warranty Deed from William Johnson, unmarried, by and through his Attorney-in-Fact, Joseph L. Lackey, Jr. of record in Instrument No. 20200211-0015669, and Denise Johnson, unmarried, by and through her Attorney-in-Fact Joseph L. Lackey, Jr., of record in Instrument No. 20200211-0015670, recorded in Instrument No. 20200211-0015671, Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 11, 2020.

Edward D. Russell of The SR Law Group, as Substitute Trustee, conveys to Red Rock Safeguard Fund, LP the said property described hereinabove, together with all the rights conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at 516 Letcher Avenue, Lebanon, Tennessee 37087, on this 18th day of March 2025.

Edward D. Russell
The SR Law Group
PO Box 128
Mt Juliet, Tennessee 37087
(615)559-3190
erussell@thesrlawgroup.com

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Wilson County this 18 day of March 2025.

HOLLY D WOLFE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission Expires: 06/28/2026

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, on this 18th day of March 2025.

HOLLY D WOLFE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public:

My Commission Expires: 06/28/2026