**This instrument prepared by:**
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
TS# 2025-12964-TN

Karen Johnson Davidson County
Batch# 1267578 DEEDTRS
05/02/2025 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $721.50
20250502-0034010

**New Owner – Send Tax Bills:**
**James Deatrick, Jr.**
**1285 N Mount Juliet Rd**
**Mount Juliet, TN 37122**
**615-754-8999**

**Tax ID:** 086 14 0A 185.00/086140A18500CO/00 86 14 A 185.00 R 000

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Billie Barbara Rich, by Deed of Trust (the "Deed of Trust") dated 1/23/2020 and recorded 1/30/2020, as Instrument No. 20200130-0011272, in the Register's Office for Davidson County, Tennessee, conveyed to Mark Rosser, Trustee, the hereinafter described real property to secure the payment of a certain Note (the "Note") described in the Deed of Trust, which Note was payable to Freedom Mortgage Corporation; and

WHEREAS, the undersigned, **Nestor Solutions of Tennessee, LLC**, was appointed Substitute Trustee by the owner and holder of the Note, said appointment being set forth as Instrument Number 20250305-0016420 in said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Foreclosure Sale; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Ledger (newspaper) on 3/21/2025, 3/28/2025, 4/4/2025; and,

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, **Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201** at **11:00 AM** local time on **4/17/2025**, and **James Deatrick, Jr.** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Ninety Five Thousand Dollars And Zero Cents Dollars **($195,000.00)**; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known mortgagor holding an interest in the above-described property, in compliance with the Servicemembers

Civil Relief Act, and, as such, the foreclosure of this property is not subject to the provisions of 50 U.S.C. §501, et seq.; and

NOW, THEREFORE, **Nestor Solutions of Tennessee, LLC**, in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, does hereby sell, transfer and convey to **James Deatrick, Jr.**, its/their successors and assigns, all of its right, title and interest in and to the property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in **Davidson** County, Tennessee, and more particularly described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 185, STAGE TWO, HERMITAGE MEADOWS, OF RECORD IN BOOK 5200, PAGE 682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

**Commonly known as: 185 THISTLE LN, HERMITAGE, TN 37076**

BEING the same property as conveyed from Thomas M. Price, Trustee of The Jerry Ira Hall, Jr. Testamentary Trust and Stacie H. Neely, Devisees under The Last Will and Testament of Jerry Ira Hall to Billie Barbara Rich as set forth in Deed Instrument #20150504-0039870 dated 04/30/2015, recorded 05/04/2015, Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Any and all liens against the property for unpaid property taxes.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory right of redemption, exemption of homestead, rights by virtue of marriage, and all other exemptions of every kind, as provided in, but only to the extent provided in, said Deed of Trust, in as full and complete manner as the undersigned, in their/its capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

**Nestor Solutions of Tennessee, LLC**, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its/their heirs, representatives, successors and assigns against the lawful claims of all persons claiming by, through or under them, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 17th day of April, 2025.

**Nestor Solutions of Tennessee, LLC, Substitute Trustee**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of ORANGE

On 4/17/2025, before me, Stella Marie Ziegler, Notary Public, personally appeared Lori Womack who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature of Notary

STELLA MARIE ZIEGLER
Notary Public - California
Orange County
Commission # 2509113
My Comm. Expires Jan 10, 2029

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$195,000.00.**

EXECUTED on this 17th day of April, 2025.

**Nestor Solutions of Tennessee, LLC**, Substitute Trustee

ACKNOWLEDGMENT

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State of CALIFORNIA
County of ORANGE

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**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature of Notary

STELLA MARIE ZIEGLER
Notary Public - California
Orange County
Commission # 2509113
My Comm. Expires Jan 10, 2029

# Certificate of Authenticity

I, Celia Stewart Rouse, 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 4-17-25.

Affiant Signature

4-17-25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17 day of April, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY