Name and address of new owner:
Jiang Properties Tennessee, LLC
2250 Wilma Rudolph Blvd., F-109
Clarksville, TN 37040

Send Tax Bills:
Jiang Properties Tennessee, LLC
2250 Wilma Rudolph Blvd., F-109
Clarksville, TN 37040

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

Karen Johnson Davidson County
Batch # 1274127 DEEDTRS
05/16/2025 12 07 PM 3 pgs
Fees $18 00 Taxes $755 40
20250516-0038743

MAP/GROUP/PARCEL: 022 00 0 225.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 25, 2023, of record at Instrument No.: 20230801-0059181, Register's Office, Davidson County, Tennessee, **Agape Homes Tennessee, LLC**, conveyed to D. Dylan Potter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Jiang Properties Tennessee, LLC; and,

WHEREAS, by instrument recorded in Book 20250407-0026292, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 25, 2025, May 2, 2025 and May 9, 2025 stating that on Friday, May 16, 2025 at Noon at the Front Door of the Historic Nashville Metro Courthouse, 1 Public Square, Nashville, TN 37201 said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Jiang Properties Tennessee, LLC**, its successors and assigns for **$204,162.25**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Jiang Properties Tennessee, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gardner's One Lot Subdivision (Revised) of record in Plat Book 8250, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DEED REFERENCE:
Being the same property conveyed to Agape Homes Tennessee, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ephraim Maldonado dated July 26, 2023 and recorded at Instrument No.: 20230801-0059180.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20230801-0059181, said Register's Office.

MAP/GROUP/PARCEL: 022 00 0 225.00
PROPERTY ADDRESS: 5333 Whites Creek Pike, Whites Creek, TN 37189 as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

[REMAINDER OF PAGE INTENIONALLY LEFT BLANK]

WITNESS my hand on this the 16th day of May, 2025.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, on this the 16th day of May, 2025.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires 09-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$204,162.25**.

Affiant

Subscribed and sworn before me, this 16th day of May, 2025.

Notary Public

KELLIE RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

DGM File #76481