Karen Johnson Davidson County
Batch# 1275688 DEEDTRS
05/20/2025 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,033.24
20250520-0039635

FILE NO.: 24-25154

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Paula L. Smartt conveyed to Fidelity National Title Insurance Company as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Reliance First Capital, LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated September 12, 2022 and recorded on September 19, 2022 in Instrument No. 20220919-0104175, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Reliance First Capital, LLC**; and

WHEREAS, Reliance First Capital, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20250205-0008896 in the Office of the Register of Deeds of 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on February 20, 2025, February 27, 2025, and March 6, 2025; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on April 24, 2025 at 10:00 AM to the highest and best bidder for cash, at which sale Reliance First Capital, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $279,255.31; and

WHEREAS, Reliance First Capital, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Reliance First Capital, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Reliance First Capital, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 14 ON THE PLAN OF REELFOOT, SECTION ONE, AS OF RECORD IN PLAT BOOK 5200, PAGE 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 108 12 0 112.00

Commonly known as 1004 REELFOOT Court, Nashville, TN 37214

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20210617-0082017 in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 1004 Reelfoot Ct, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 14 day of May, 2025.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $279,255.31, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BW

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 14 day of May, 2025

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 24-25154
Property Address: 1004 Reelfoot Ct, Nashville, TN 37214
Tax Parcel I.D. No.: 108 12 0 112
Property Owner and Tax Notices:
Reliance First Capital, LLC
201 Old Country Road, Suite 205
Melville, NY 11747

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 May 14, 2025.

BW

Affiant Signature

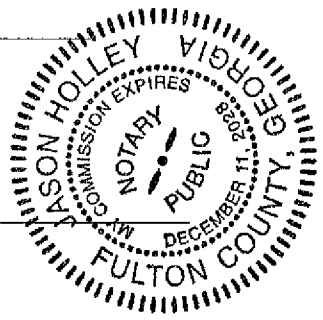
Date: 5/14/2025

State of GA

County of Fulton

Sworn to and subscribed before me this 14 day of May, 2025

Notary's Signature



MY COMMISSION EXPIRES: 12/11/2028