Karen Johnson Davidson County
Batch # 1284681 DEEDTRS
06/16/2025 10 46 07 AM 3 pgs
Fees $18 00 Taxes $475 81
20250616-0046732

PREPARED BY:
Padgett Law Group
5100 Poplar Ave , Ste 2208
Memphis, TN 38137
TDP File No.. 23-012452-1

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 29th day of May 2025, by and between Padgett Law Group, Substitute Trustee, and Property Fund 629 LLC.

WITNESSETH:

THAT, WHEREAS, on June 21, 2022, ANTONIO M. CASTRO, JR, A SINGLE MAN duly executed and acknowledged a Deed of Trust, recorded in 20220629-0075178, ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Magnolia Title, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows

Land in the 4th Civil District of Davidson County, Tennessee, being the Westerly 50` of Lots 30, 31 and 32 of Block "K" on the Plan of Hadley`s Bend City, of record in Book 421, Page 120, Register`s Office for Davidson County. Beginning at a point in the Southwesterly corner of said tract, Northerly side of Commerce Street, at the intersection of a 10` alley with Commerce Street and proceeding N6 degrees 27 minutes W 50`, parallel to said 10` alley, N 68 degrees E, 50` S 1 degree 17 minutes W 70.67`; N 70 degrees 24 minutes W, 57.33`, parallel to Commerce Street to the point of beginning, containing 0.73 acres, more or less

Being the same property conveyed to Robert Cates and Elizabeth Cates, husband and wife by Warranty deed from Thomas B Sapienza and Helen I. Belsky, unmarried, as tenants in common with full rights of survivorship of record in Instrument No. 20171214-0127545 Register`s Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on December 14, 2017.

Being the same property conveyed to Robert Eugene Cates and Elizabeth Cates, as Co -Trustees of the Cates Family Revocable Living Trust U/A/D September 8, 2015 by Quitclaim deed from Robert Cates and Elizabeth Cates, husband and wife of record in Instrument No 20180308- 0022135 Register`s Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 08, 2018.

Being the same property conveyed to Antonio M Castro, JR, a single man by Deed from Robert Eugene Cates and Elizabeth Cates, Trustees of The Cates Family Revocable Living Trust U/A/D September 8, 2015, dated June 21, 2022, and appearing of record at Instrument Number 20220629007517 7, Register`s Office for Davidson County, Tennessee.

Street Address. The street address of the property is believed to be 204 Commerce Street, Old Hickory, TN 37138, but such address is not part of the legal of the property In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office in Instrument No. 20250226-

0014099; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described, and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on April 18, 2025, April 25, 2025; and May 2, 2025.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

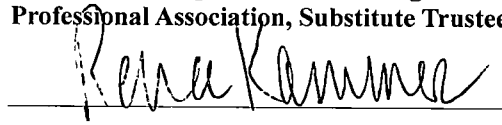
WHEREAS, on the 29th day of May, 2025, at or about the hour of 11 o`clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to Property Fund 629 LLC, at a bid of $128,598.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Property Fund 629 LLC the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By 

Printed Name. **Renee Kammer**

Authorized Signatory

STATE OF Arkansas
COUNTY OF Pulaski

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett. PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 29th day of May 2025.

Notary Signature: WFDF

WENDI DEANN FISER
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline County

My Commission Expires 4/20/26

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $128,598.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Kammer
Affiant

STATE OF Arkansas
COUNTY OF Pulaski

Subscribed and sworn to before me on the date written above.

Notary Signature: WFDF

WENDI DEANN FISER
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline County

My Commission Expires: 4/20/26

Responsible Taxpayer and Property Owner:

Property Fund 629 LLC
5133 Harding Pike Ste B10 #185
Nashville, TN 37205

Map/Parcel Number: 064 09 0 160 00