Karen Johnson Davidson County
Batch # 1293144 DEEDTRS
07/02/2025 02:17:51 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20250702-0052443

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wildcat Lending Fund Three, LP 4800 Dexter Dr. Plano, Texas 75093	072-09-173.00	same
This instrument prepared by: (CSS) Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400 Nashville, TN 37203		

WHEREAS, ABK Travel Properties, LLC, by Deed of Trust (the "**Deed of Trust**") dated January 26, 2023, transferred and conveyed to Michael B. Schwegler, Trustee, the property described in Exhibit A hereto (the "**Property**") (the Deed of Trust being of record in Instrument No. 20230126-0006058, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Instrument No. 20250519-0039082, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at two thirty o'clock (in the afternoon), on June 17, 2025, at the Davidson County Courthouse, Nashville, Tennessee when and where Wildcat Lending Fund Three, LP, a Texas limited partnership ("**Grantee**"), became the last and highest bidder for cash at the price of Six Hundred Thousand and No/100 Dollars ($600,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20220314-0029655, Register's Office for Davidson County, Tennessee.

3. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 18TH day of June, 2025.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dolores Huff Roe, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of June, 2025.

DOLORES HUFF ROE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires JULY 21, 2026

Dolores Huff Roe
Notary Public

My Commission Expires: 7/21/2026

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00.

Charles S. Sanger
AFFIANT

Subscribed and sworn to before me this 18TH day of June, 2025.

DOLORES HUFF ROE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires JULY 21, 2026

Dolores Huff Roe
Notary Public

My Commission Expires: 7/21/2026

4912-7708-5262.1
305390-401001

EXHIBIT A

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1002 Spain Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1002 Spain Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20220314-0029655, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to ABK Travel Properties LLC, a limited liability company by deed from Skyline Home Solutions, LLC, a Tennessee limited liability company, dated April 28, 2022, of record in Instrument No. 20220510-0053175, Register's Office for Davidson County, Tennessee.

This property being known as 1002A Spain Avenue, Nashville, TN 37216.

Tax Parcel Identification Number: 072-09-173.00 P/O