Karen Johnson Davidson County
Batch # 1297830 DEEDTRS
07/15/2025 10:55:48 AM 4 pgs
Fees: $23.00 Taxes: $3,948.12
20250715-0055721

This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	MAP AND PARCEL NO.:	SEND TAX BILL:
FirstBank Attn: Jennifer Foster 101 E. Main St. Henderson, TN 38340	Map/par. 115-06-0-094.00	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James Bruce Jones, Jr., (hereinafter "Borrower") by Deed of Trust dated January 14, 2022, of record at Instrument No. 20220126-0009529, and modified by instrument of record at Instrument No. 20220314-0029490, and further modified to include an obligated party, SunFace Properties, LLC, by instruments of record at Instrument No. 20230227-0013517, Instrument No. 20230522-0037992, Instrument No. 20231206-0094195 and Instrument No. 20240415-0026834, all of which are of record in the Register's Office for Davidson County, Tennessee, to which reference is here made (collectively the "Deed of Trust") conveyed to Investors Title Company, Trustee, certain property described in said Deed of Trust (hereinafter the "Property"); and

WHEREAS, a Substitute Trustee has been appointed Substitute Trustee by Lender, the owner and holder of the obligation, by appointment of Substitute Trustee of record at Instrument No. 20250421-0029793, Register's Office for Davidson County, Tennessee; and

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

WHEREAS, the Substitute Trustee, after due advertisement on April 25, May 2 & May 9, 2025 in *The Nashville Ledger*, a newspaper of general circulation in Davidson County,

Tennessee, as required by law and as required by the terms of the Deed of Trust, and on the date and time the said foreclosure was adjourned by public announcement to be re-commenced and completed on July 11, 2025 at 10:00 a.m. and at such time the Substitute Trustee did offer the Property for sale to the highest bidder for cash, at public outcry at the Main Door of the Davidson County, Tennessee Courthouse, 1 Public Square, Nashville, Tennessee when and where **FirstBank** (hereinafter the "Grantee") became the last and highest bidder for cash at a price of One Million Sixty-Seven Thousand Sixty and 00/100 Dollars ($1,067,060.00).

NOW, THEREFORE, in his capacity as Substitute 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, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

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

Thomas W. Lawless, as Substitute Trustee and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further or to any greater extent. The Property is sold **AS IS, WHERE IS AND WITH ALL FAULTS**, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, **THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE**. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

This conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exist as a lien against the said Property; any matter that an accurate survey of the property might disclose; any restrictive covenants, easements or setback lines that may be applicable; any rights of

redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 12th day of July, 2025.

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2025.

Notary Public

My Commission Expires: ~~May 3, 2027~~ 05/03/2027

Rodrigo Rivas
Commission Expires

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,067,060.00.

Thomas W Jones
AFFIANT

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn and subscribed before me
this 12th day of July, 2025.

Rodrigo Rivas
NOTARY

My commission expires: Rodrigo Rivas Commission Expires May 3, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled West Meade Estates Section Six, of record in Plat Book 3300, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES BRUCE JONES, JR., by deed from DAVID H. ROBERSON AND NANCY M. ROBERSON, HUSBAND AND WIFE, of record in Instrument No. 20220126-0009528, dated January 14, 2022, said Register's Office.

JAMES BRUCE JONES, JR. further conveyed to SUNFACE PROPERTIES, LLC, by quitclaim deed of record in Instrument No. 20220818-0093634, dated August 9, 2022, said Register's Office.

The address of the property is, upon best information and knowledge, believed to be 609 Clematis Drive, Nashville, Tennessee 37205 but such address is not part of the legal description of the property.