Karen Johnson Davidson County
Batch# 1310208 DEEDTRS
08/14/2025 01:43:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20250814-0064886

NAME AND ADDRESS OF NEW OWNER:
PNB Holding Co. 1, Inc.
150 Third Avenue South, Suite 900
Nashville, Tennessee 37201

SEND TAX NOTICES TO:
Pinnacle Bank
Attn: OREO Department
150 Third Avenue South
Nashville, Tennessee 37201

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel: 162 10 0 144.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by **Sythonh Manyphonh** and **Dony Manyphonh**, to PNFP Credit Corp., Trustee, of record at Instrument No. 20231208-0094983, of the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle Bank, a Tennessee bank (formerly Pinnacle Bank), the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid, and the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed at Instrument No. 20250620-0048536, of said Register's Office; and

WHEREAS, the undersigned being directed so to do by the holder of said indebtedness, advertised said property for sale for a period of twenty one (21) days beginning July 11, and continuing on July 18, and July 25, 2025, by publication duly and regularly made in the Davidson A.M. in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is on Tuesday, August 5, 2025 at 1:00 p.m. outside the

front entrance of The Historical Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, the undersigned being directed so to do by the holder offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon PNB Holding Co. 1, Inc. became the highest, best and last bidder thereon at the bid and sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **George H. White, Successor Trustee**, has bargained and sold and does hereby transfer and convey to **PNB Holding Co. 1, Inc.**, a Tennessee corporation, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Brook View Estates, Section 2, of record in Plat Book 4460, page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Dony Manyphonh and Sythonh Manyphonh by deed from CK Flips 615, LLC appearing of record at Instrument No. 20231208-0094982, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants filed in Book 4689, page 561, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 564 Brook View Estates Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Successor Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 5 day of August, 2025.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 5th day of August, 2025, before me personally appeared George H. White, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Successor Trustee's Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 5th day of August, 2025.

My Commission expires: 11/28/26

Mary M. Richardson
Notary Public

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

25130

AFFIDAVIT

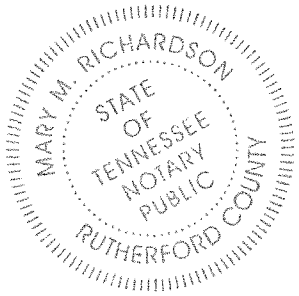
I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$260,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

George H. White
Affiant

Sworn to and subscribed before me on this 5 day of August, 2025.

My Commission expires: 11/28/26

Mary M. Richardson
Notary Public



25130

True Copy Certification

I, George H. White, 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 August 5, 2025.

Executed this the 14th day of August, 2025.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 14th day of August, 2025.

Notary's Signature

My Commission Expires: 11/28/26

