This instrument prepared by

J P SELLERS
MACKIE WOLF ZIENTZ & MANN, P C
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM NO 24-000269-671

NO MORTGAGE
New Owner - Send Tax Bills
Grantee's Address
Mitch Kinder Development, LLC
6219 Bridlewood Lane
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1320223 DEEDTRS
09/09/2025 11 09 48 AM 3 pgs
Fees $18 00 Taxes $445 85

20250909-0071991

Tax ID 119140A10800
Property Address. 2929 Selena Drive, Condo G108, Nashville, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 3, 2021, Craig Miller was named Trustee in a Deed of Trust of even date executed by JOHN DENTIE PRESLEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $126,000.00, principal, said Deed of Trust being recorded as Instrument No. 20210913-0122091 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C A 35-5-101 et seq having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20241030-0083832** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by posting on - http //www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing three (3) successive publications, namely· **06/26/2025, 07/03/2025 and 07/10/2025** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U S Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T C A §67-1-1433.

PURSUANT to said advertisement on August 21, 2025 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, MACKIE WOLF ZIENTZ & MANN, P.C , individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Mitch Kinder Development, LLC**, submitted the highest and best bid, in the amount of $120,500 00, it being the best and highest bid

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Mitch Kinder Development, LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit.

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Unit No. 108, Building G, Kingswood a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Kingswood, of record in Book 6058, Page 320, of record in the Register`s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingswood Condominiums, as shown on plat of record in Plat Book 5200, Page 520, said Register`s office, for a more complete identification and description of such Unit.

Being the same property conveyed to John Dentie Presley, Jr., an unmarried person, by Quitclaim Deed from John Dentie Presley, Jr., who acquired title as a married person, dated 7/15/2020 and recorded 9/30/2020 in Instrument No. 20200930-0112875; and being the same property previously conveyed to John Dentie Presley, Jr., a married person, by Warranty Deed from Michael William Herrell, an unmarried person, dated 9/8/2015 and recorded 9/9/2015 in Instrument No. 20150909-0091658, in the Register`s Office of

Davidson County, Tennessee. Property was awarded solely to John Dentie Presley, Jr. by Final Decree of Divorce, Docket No. 18D31 filed in the Circuit Court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 2929 Selena Drive, Condo G108, Nashville, TN 37211

MACKIE WOLF ZIENTZ & MANN, P C , as Substitute Trustee, convey to **Mitch Kinder Development, LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067, on this 29th day of August, 2025.

Jason Nabors

Jason Nabors, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE. (615) 238-3630
EMAIL INFO@MWZMLAW COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason Nabors, Attorney, as agent for Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee on this 29th day of August, 2025.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public. Candace Dodson

My Commission Expires: My Commission Expires July 6, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $120,500 00

Jason Nabors

Affiant

Subscribed and sworn to before me, this on this 29th day of August, 2025

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public: Candace Dodson

My Commission Expires. My Commission Expires July 6, 2026

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 24-000269-671-3

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Nabors, who after being sworn, deposed and stated

1 To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed
2 As such, the foreclosure of this property will not be subject to the provisions of 50 U S C S §501, et seq (the Servicemembers Civil Relief Act)

FURTHER AFFIANT SAYETH NOT.

DATED this 29th day of August, 2025

Jason Nabors
Attorney at Law, Bar Number
037937
Mackie Wolf Zientz & Mann, P C

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 29th day of August, 2025 before me, Candace Dodson, the undersigned officer, personally appeared Jason Nabors of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for PHH Mortgage Corporation , and acknowledged that he executed the same as the act of his principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, State of Tennessee

My Commission Expires
July 6, 2026