Karen Johnson Davidson County
Batch# 1320790 DEEDTRS
09/10/2025 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,479.63
20250910-0072386

PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

**LOGS: 23-123815**
**Davidson COUNTY**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 23, 2022, recorded in Instrument No. 20220602-0063769, in the Register's Office of Davidson County, Tennessee, Justin D. Bralts conveyed to Empower Settlement Services LLC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Inc., dba New American Funding, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument No. 20250416-0028993, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in The Ledger, such advertisement appearing in said newspaper on July 25, 2025 and August 1, 2025, by which advertisement the sale was appointed to be held on September 4, 2025, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the 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 (DMDC) 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 of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Broker Solutions Inc. dba New American Funding for the sum of $399,900.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, New American Funding, LLC FKA Broker Solutions Inc. dba New American Funding, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by New American Funding, LLC FKA Broker Solutions Inc. dba New American Funding the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said New American Funding, LLC FKA Broker Solutions Inc. dba New American Funding, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

BEING LOT NO. 600 ON THE PLAN OF SECTION TWO OF PHASE EIGHT, LENOX VILLAGE OF RECORD IN PLAT AT INSTRUMENT NO. 20070413-0044640, 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 all that certain property conveyed from Matthew Hein, a married man and Anita Swearingen and David Swearingen, wife and husband and Victoria Hein to Justin D. Bralts by the deed dated June 3, 2019 and recorded June 26, 2019 as Instrument Number 20190626-0061973 of official records.

The last deed of record is Warranty Deed recorded at Instrument Number 20190626-0061973, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto New American Funding, LLC FKA Broker Solutions Inc. dba New American Funding, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 9th day of September, 2025.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 9 day of September, 2025, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My commission expires: _____ Notary Public

STAR BENFIELD
Notary Public - North Carolina
Gaston County
My Commission Expires Mar [illegible]

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $399,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Gavin
Aaron Gavin, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

My commission expires: _____ Notary Public

STAR BENFIELD
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 22, 2029

**PROPERTY ADDRESS:** 4323 Barnes Cove Dr, Nashville, Tennessee 37211

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
New American Funding, LLC FKA Broker Solutions Inc. dba New American Funding
8201 North FM 620
Suite 120
Austin, TX 78726

**LOGS File #23-123815**
**Map & Parcel -173 09 0A 727.00**

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sarah Hall, 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 9/9/25 (date of document)

Affiant Signature

9/9/25
Date

State of North Carolina
County of Mecklenburg

Sworn and subscribed to me this 9 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

STAR BENFIELD
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 22, 2029