Karen Johnson Davidson County
Batch # 1326626 DEEDTRS
09/24/2025 04:13:13 PM 3 pgs
Fees: $18.00 Taxes: $845.45
20250924-0076336

FILE NO.: 24-28792

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Michael Dejuan Brookshire, Jr. conveyed to K Thomas Sidwell, Attorney as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NVR Mortgage Finance, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated December 3, 2021 and recorded on December 7, 2021 in Instrument No. 20211207-0162147, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Union Home Mortgage Corporation**; and

WHEREAS, Union Home Mortgage Corporation, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20241030-0083447 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on July 10, 2025 and July 17, 2025; and

WHEREAS, the property was also advertised by a third-party internet posting company that posted the advertisement to the following website in accordance with and pursuant to §35-5-101(a)(2): www.BetterChoiceNotices.com

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on August 21,

2025 at 11:00 AM to the highest and best bidder for cash, at which sale Tip Top Trust, Chad Lautt Trustee, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $228,500.00; and

WHEREAS, Tip Top Trust, Chad Lautt Trustee has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Tip Top Trust, Chad Lautt Trustee as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Tip Top Trust, Chad Lautt Trustee, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Dejuan Brookshire Jr., unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, to be recorded immediately prior to the recording hereof in Deed Book/Page or Instrument No. 20211207-0162146 Register's Office for Davidson County, Tennessee.

Property commonly known as: 2935 Winterberry Dr 50, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 19 day of September, 2025.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Notary Public

My Commission Expires:

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $228,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 19th day of September, 2025.

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Notary Public

My Commission Expires:

Brock & Scott File No.: 24-28792
Property Address: 2935 Winterberry Dr 50, Nashville, TN 37207
Tax Parcel I.D. No.: 050 02 0D 018
Property Owner and Tax Notices:
Tip Top Trust, Chad Lautt Trustee
320 Dunnwood Loop
Mount Juliet, TN 37122