RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dominique Oryan Hatton, Vanessa Hatton

GRANTEE(s)
FirstBank

This Instrument Prepared By:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866)501-9462

Karen Johnson Davidson County
Batch# 1329622 DEEDTRS
10/02/2025 02:21:30 PM 7 pgs
Fees: $38.00 Taxes: $938.77
20251002-0078667

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 27, 2021 and recorded August 9, 2021, Document No. 20210809-0106813 in the Register's Office of Davidson County, Tennessee, Dominique Oryan Hatton, Vanessa Hatton conveyed to Wilburn J. Evans, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, its successors and assigns, 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, FirstBank has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 16, 2025, Document No. 202504160028961, in the Register's Office 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 FirstBank has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to September 24, 2025; **and**

WHEREAS, pursuant to said advertisement and notice, on September 24, 2025, in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to FirstBank, at and for the sum of $253,720.96, that being the highest and best bid offered; and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, 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 twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the

SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq*. (the Servicemembers Civil Relief Act).

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by FirstBank of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to FirstBank, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 125B on the Plan of Percy Priest Woods, Section IV, Zone Lot Division Lots 111 Through 113, and 124 through 126, as recorded in Book 6900, Page 64, amending Plat Book 6250, Page 356 and 357, 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 Grantor by deed recorded as Instrument No. 20220727-0085667, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 208 Woodmaker Court, Nashville, TN 37214.
>
> Tax Parcel No.: 10816037700

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto FirstBank, its successors and assigns.

IN WITNESS WHEREOF, the ~~said~~ Successor Trustee has hereunto set his or her hand and seal this 9/30/2025

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
~~Shellie~~ Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.com

202510020078667

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 30 day of September, 2025.

Nicole West
Notary Public

My Commission Expires: 3-23-31

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $253,720.96, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 30 day of September, 2025.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By:
Shellie Wallace (TN Bar #026039)
Courtney McGahhey (TN Bar #035507)
Jillian Wilson (TN Bar #038845)
Foundation Legal Group, LLP fka Wilson & Associates, PLLC, as Agent of Grantee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, this 30 day of September, 2025.

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963

Nicole West
Notary Public

My Commission Expires: 3-23-31

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FirstBank
c/o Shellpoint Mortgage Servicing
75 Beattie Place Suite 300
Greenville, SC 29601

202510020078667

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

August 22, 2025
August 29, 2025

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith

Lynette Smith, Office Administrator

Annexed legal notice on the following page(s)

STATE OF TENNESSEE

On this **29th** day of **August 2025,** the individual above appeared before me, personally known, who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its CEO and Owner.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated.

WITNESS my hand and Official Seal at office this **29th** day of **August 2025.**

Audrey Kalman

Notary Public

AUDREY M. KALMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY COMM. EXP. FEB. 07, 2027

FLG No. 360563
907101

202510020078667

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated July 27, 2021, and the Deed of Trust of even date securing the same, recorded August 9, 2021, Document No. 20210809-0106813, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Dominique Oryan Hatton and Vanessa Hatton, conveying certain property therein described to Wilburn J. Evans as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by FirstBank.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by FirstBank, will, **on September 24, 2025 on or about 10:00 AM, at the Front Entrance of the Davidson County Historic Courthouse 1 Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125B on the Plan of Percy Priest Woods, Section IV, Zone Lot Division Lots 111 Through 113, and 124 through 126, as recorded in Book 6900, Page 64, amending Plat Book 6250, Page 356 and 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ALSO KNOWN AS: 208 Woodmaker Court, Nashville, TN 37214

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

DOMINIQUE ORYAN HATTON
VANESSA HATTON
TENANTS OF
DOMINQUE ORYAN HATTON AND
VANESSA NICKESHIA HATTON, AS
TRUSTEE OF THE HATTON FAMILY LIVING
TRUST DATED JULY 7, 2022
MIDDLE TENNESSEE EMERGENCY
PHYSICIANS
AMERICAN EXPRESS NATIONAL BANK
ASSET ACCEPTANCE LLC ASSIGNEE OF FNB
OMAHA/HOLD HICKORY CREDIT UNION
MIDLAND FUNDING LLC
GAULT FINANCIAL LLC

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at www.internetpostings.com by a third-party internet posting company. **W&A No. 360563**

DATED August 14, 2025
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Aug 22, 29, 2025 FI306211

Tennessee Certification of Electronic Document

I, Matt Robins, 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 9/30/25 (date of document).

Matt R.
Affiant Signature

9/30/25
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 30 day of September, 2025.

Nicole West
Notary's Signature

MY COMMISSION EXPIRES: 3-23-31

NOTARY'S SEAL

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963