Karen Johnson Davidson County
Batch# 1330937 DEEDTRS
10/06/2025 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20251006-0079723

SUCCESSOR TRUSTEE'S DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me
This 2nd day of October, 2025.

Notary Public

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

My Commission Expires: 1.24.29

Address New Owners as:	Tax Bill To:	Map / Parcel
IRA Innovations, LLC, Custodian FBO Account #2201079 and Trey Cain, Successor Trustee of the Foundation Trust	Foundation Trust 5421 Hwy 100 #50804, Nashville, TN 37205	051-10-0-079.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

This indenture made the 2nd day of October, 2025, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and IRA Innovations, LLC, Custodian FBO Account #2201079 and Trey Cain, Successor Trustee of the Foundation Trust, party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 7th day of September, 2022, Property Friends TN, LLC, a Tennessee Limited Liability Company did duly execute and convey to the Trustee named therein, a certain Deed of Trust which was duly registered in the Register's Office for Davidson County,

Tennessee in record of Instrument No. 20220909-0101097, whereby were conveyed a certain parcel of property which are described in the Deed of Trust as follows:

> Being a tract of land in the 8th Council District of Davidson County, Tennessee, being described as follows:
>
> Beginning at an iron railroad spike on the north right of way of Shields Lane and being 390.07 feet from the west right of way of Briarville Road, thence along the right of way of Shields Lane North 86 deg. 05' West a distance of 170.30 feet to an iron pin which is 15.60 feet northerly of the corner of Elanor Shields. Thence by Elanor Shields land North 1 deg. 43 min. West a distance of 149.25 feet to an iron pin, the southwest corner of lands owned by the Briarville Medical Group. Thence by the Briarville Medical Group land South 85 deg. 00 min. East a distance of 185.73 feet to an iron pin corner. Thence by land of Williams Smith, South 5 deg. 00 min. West a distance of 145.00 feet to the place of beginning. This survey excludes the 35.00 foot right of way as prior dedicated for Shields Lane. Containing 0.602 acres, more or less.
>
> This property is commonly known as 102 Shields Lane, Madison, TN 37115.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Five Hundred Ninety-Three Thousand Four Hundred Seventy-Six and 80/100 dollars ($593,476.80) as evidenced by a Series Promissory Note dated September 7, 2021 in the original principal amount of Five Hundred Ninety-Three Thousand Four Hundred Seventy-Six and 80/100 dollars.

AND WHEREAS, Robert J. Notestine III was appointed as Successor Trustee by the Appointment of Successor Trustee of record in Instrument No. 20250731-0060889, Register's Office for Davidson County, Tennessee; and

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Westview Newspaper, LLC dba The Ledger - Nashville giving the time and place and terms of sale.

AND WHEREAS, on the 2nd day of October, 2025, at 10:00 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of $675,000.00 the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, IRA Innovations, LLC, Custodian FBO Account #2201079 and Trey Cain, Successor Trustee of the Foundation Trust, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, and does make no other warranties of title. This sale is specifically subject to real property taxes due and payable in 2025.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor 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 Nashville, Tennessee, this 2nd day of October, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 10/2/25.

AFFIANT SIGNATURE

10/6/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6 day of October, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029