Karen Johnson Davidson County
Batch# 1336331 DEEDTRS
10/21/2025 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20251021-0083769

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Rd., Suite 200
Nashville, Tennessee 37215

SUBSTITUTE TRUSTEE'S DEED

NEW OWNER:
Bryce Bentley
22605 South 173rd Way
Gilbert, AZ 85298

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
071-16-01-004-00CO

I hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred, whichever is greater, is $600.000.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2025.

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

My Commission Expires:

Notary Public

WHEREAS, by a Deed of Trust, Security Agreement and Assignment of Rents dated August 3, 2021, recorded as Instrument No. 20210806-0106476, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Pivot Holdings, LLC, a Delaware limited liability company, conveyed to Steven Sapourn, Trustee, the property therein described in trust securing a loan made by Aloha Capital, LLC ("Aloha"), the beneficiary under said Deed of Trust; and

WHEREAS, by Assignment of Security Agreements, dated December 6, 2023 and recorded as Instrument No. 20231221-0098315, Register's Office for Davidson County, Tennessee, Aloha assigned the Deed of Trust to Toorak Capital Partners LLC, a Delaware limited liability company ("Toorak"), which became the beneficiary thereunder; and

WHEREAS, by Assignment of Security Agreements and Loan Documents, dated February 7, 2025, and recorded as Instrument No. 20250214-0011237, Register's Office for Davidson County, Tennessee, Toorak assigned the Deed of Trust to Bryce Bentley ("Bentley"), which became the beneficiary thereunder; and

WHEREAS, Bentley, the holder of the Debt, secured the appointment of the undersigned as Substitute Trustee, by instrument of record as Instrument No. 20250923-0076028, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and Bentley requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, pursuant to the request of Bentley, the Property was advertised for sale in conformity with the terms and provisions of the Deed of Trust; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 21st day of October, 2025 at 10:00 a.m. at the Front Door of the Historic Nashville Metro Courthouse, 1 Public Square, Nashville, Tennessee; and

WHEREAS, at the time and place, as mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash, at which sale **Bryce Bentley**, being the highest and best bidder, by credit bid, became the purchaser of the Property at and for the sum of Six Hundred Thousand and no/100th Dollars ($600,000.00);

NOW THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Bryce Bentley** the following real estate:

> Land in Davidson County, Tennessee, being Unit D as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1220 North 5th Street Townhomes, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20201118-0136049, as amended in Instrument No. 20210317-0035445, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1220 North 5th Street Townhomes, a Horizontal Property Regime, the plat filed at Exhibit "C" and By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Declaration.
>
> This is property known as 410 Douglas Avenue, Nashville, TN 37207.

To have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in hand and free from the statutory right of redemption, homestead, elective share and all other exemptions of every kind in the property in the makers of the Deed of Trust and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto **Bryce Bentley,** his heirs, successors, and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set-back of improvements on the Property. The Property is subject to all outstanding real property taxes.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neutral genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of October, 2025.

Robert L. Scruggs, Substitute Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, **Robert L. Scruggs, Substitute Trustee,** with who I am personally acquainted, (or who 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 in Nashville, Tennessee this 21st day of October, 2025.

My Commission Expires: 7-2-2029

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029

202510210083769

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith an that this electronic document is a true and exact copy of the original document executed and authenticated according to the law of this the 21st day of October, 2025.

Robert L. Scruggs, Affiant — 10-21-25 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 21st day of October, 2025

Notary's Signature

My Commission Expires: 7-2-2029

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029