Name and address of new owner:
FirstBank
P.O. Box 388
Lexington, TN 38351

Karen Johnson
Batch # 1337191
10/22/2025 12 11 06 PM
Fees $18 00 Taxes $4,995 00
Davidson County
DEEDTRS
3 pgs
20251022-0084166

Send Tax Bills:
FirstBank
P.O. Box 388
Lexington, TN 38351

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 083 13 4E 001.00 & 083 13 4E002.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 22, 2023, of record at Instrument No.: 20230623-0047651, Register's Office, Davidson County, Tennessee, **Boscobel Brothers, LLC** conveyed to Investors Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to FirstBank; and,

WHEREAS, FirstBank declared it is the true and lawful owner and holder of the indebtedness described in the above-mentioned deed of trust and did nominate and appoint David G. Mangum as Substitute Trustee as recorded at Instrument No.: 20250919-0075203, Register's Office, Davidson County, Tennessee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 1, 2025, October 8, 2025 and October 15, 2025 stating that on Wednesday, October 22, 2025 at 12:00 pm (noon) at the front door of the Historic Nashville Metro Courthouse, 1 Public Square, Nashville, TN 37201 said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **FirstBank**, its successors and assigns for **$1,350,000.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **FirstBank**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit A and B, 1411 Boscobel Street, as shown in the Declaration and Covenants, Conditions and Restrictions for 1411 Boscobel Street, a Horizontal Property Regime with Private Elements of record in Instrument No.: 20200513-0049624 Register's Office for Davison County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

DEED REFERENCE:
Being the same property conveyed to Boscobel Brothers, LLC, a Tennessee Limited Liability Company, by deed from Carolyn Russ and Kathryn Russ, of record in Instrument No.: 20150818-0082746 dated August 14, 2015 said Register's Office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20230623-0047651 said Register's Office.

TAX MAP-PARCEL NO.: 083 13 4E 001.00 & 083 13 4E 002.00
PROPERTY ADDRESS: 1411 Boscobel Street, Units A&B, Nashville, TN 37206, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 22nd day of October, 2025.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 22nd day of October 2025.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00.**

Affiant

Subscribed and sworn before me, this 22nd day of October, 2025.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09/26/2027

DGM File #76560