Karen Johnson Davidson County
Batch # 1338172 DEEDTRS
10/24/2025 10 30 43 AM 6 pgs
Fees $33 00 Taxes $1,281 26
20251024-0084710

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jeremy Rawls

GRANTEE(s)
Mitch Kinder Development LLC

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 22, 2022 and recorded June 27, 2022, Document No. 20220627-0073562 in the Register's Office of Davidson County, Tennessee, Jeremy Rawls conveyed to Arnold W. Weiss, ESQ. Weiss Spicer Cash, PLLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, 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, UNITED WHOLESALE MORTGAGE, LLC has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 14, 2023, Document No. 202312140096660, 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 UNITED WHOLESALE MORTGAGE, LLC 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 July 10, 2025; **and** on said date the sale was announced to be postponed and the sale was conducted on October 2, 2025

WHEREAS, pursuant to said advertisement and notice, on October 2, 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 UNITED WHOLESALE MORTGAGE, LLC, at and for the sum of $346,286.00, 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).

WHERES, UNITED WHOLESALE MORTGAGE, LLC does hereby assign its interest in the property conveyed to Mitch Kinder Development LLC, and;

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 Mitch Kinder Development LLC, and 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 Mitch Kinder Development LLC, 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. 25, Block B on the Plan of Hadley's Bend City Subdivision of record in Plat Book 421, Page 120, 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. 20220627-0073561, Register's Office for Davidson County, Tennessee.

Commonly known as: 4122 Union Street, Old Hickory, TN 37138.

Tax Parcel No.: 064 09 0 317.00

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 Mitch Kinder Development LLC, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 / 14 / 25..

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

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jillian Wilson, 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 14 day of October, 2025.

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

Notary Public

My Commission Expires: 1.24.2033

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 $346,286.00, 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 14 day of October, 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 David M Kinder, 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 20 day of October, 2025.

Notary Public

My Commission Expires: February 21, 2027

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mitch Kinder Development
Mitch Kinder
6219 Bridlewood Lane
Brentwood TN 37027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Annexed legal notice on the following page(s)

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:

June 20, 2025
June 27, 2025
July 4, 2025

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith
Lynette Smith, Office Administrator

STATE OF TENNESSEE

On this 4th day of **July 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 4th day of **July 2025.**

Audrey Kalman
Notary Public

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

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 June 22, 2022, and the Deed of Trust of even date securing the same, recorded June 27, 2022, Document No. 20220627-0073562, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Jeremy Rawls, conveying certain property therein described to Arnold W Weiss, ESQ Weiss Spicer Cash, PLLC as Trustee for Mortgage Electronic Registration Systems, Inc , as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P L.L C , having been appointed Successor Trustee by UNITED WHOLESALE MORTGAGE, LLC

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 UNITED WHOLESALE MORTGAGE, LLC, will, on **July 10, 2025 on or about 10:00 AM, at the At the main entrance to the Davidson County Courthouse located at 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. 25, Block B on the Plan of Hadley's Bend City Subdivision of record in Plat Book 421, Page 120, 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 4122 Union Street, Old Hickory, TN 37138

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
JEREMY RAWLS
TENANTS OF

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 357610

DATED June 12, 2025
WILSON & ASSOCIATES, P L L.C ,
Successor Trustee

June 20, 27, July 4, 2025 Fl305640