This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 7255-130050-FC

Karen Johnson Davidson County
Batch # 1338665 DEEDTRS
10/27/2025 11:08:03 AM 2 pgs
Fees: $13.00 Taxes: $638.25
20251027-0085149

Tennessee
Map # 050-07-0-007.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 5, 2024, and recorded in 20240307-0015760, in the Register's Office of Davidson County, Tennessee, Brittany Fowler, a single woman, conveyed to First American Title Insurance Company, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in 20250325-0022072, in the Register's Office of said County; and,

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

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Wednesday, October 15, 2025, at the office located at the front entrance of the Davidson County Courthouse, One Public Square, Davidson County, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale ,1 Public Homes, LLC, whose address is 5133 Harding Pike, Suite B10-185, Nashville, TN 37205, being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED ONE AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Law Offices of Arnold M. Weiss, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said 1 Public Homes, LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101-A, Zone Lot Division-Lots 101 thru 103, Village by the Creek, Section Four, as shown on Plat of record in Plat Book 6900, Page 290, Amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Brittany Fowler, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument # 20240307-0015759, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto 1 Public Homes, LLC, its successors and and assigns in fee simple forever, to whom the said Law Offices of Arnold M. Weiss, PLLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Law Offices of Arnold M. Weiss, PLLC, Substitute Trustee, has on hereunto set his hand and seal.

Substitute Trustee
The Law Offices of Arnold M. Weiss, PLLC
By: J. Luke Sanderson

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 20, 2025, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. Luke Sanderson to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Christy L. Rudolph
NOTARY PUBLIC

CHRISTY L. RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-1-2028

My Commission Expires: 4-1-28

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3706 Village Trail,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

1 Public Homes, LLC
5133 Harding Pike, Suite B10-185
Nashville, TN 37205

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $172,501.00
AFFIANT Nathan Coss
SUBSCRIBED AND SWORN TO BEFORE ME, October 24th, 2025
NOTARY PUBLIC Lisa Morgan
MY COMMISSION EXPIRES June 16, 2029

LISA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY