TS# 2025-00263-TN

Karen Johnson Davidson County
Batch # 1342846 DEEDTRS
11/07/2025 01:57:31 PM 4 pgs
Fees: $23.00 Taxes: $1,102.60
20251107-0088975

This instrument prepared by:

J.P. Sellers
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM No.: 25-000715-673

Return to:
Western Progressive – TN, Inc.
7730 Market Center Ave., Suite 100
El Paso, TX 79912
2025-00263-TN

NO MORTGAGE
New Owner - Send Tax Bills:

Grantee's Address:

DHBR LLC
735 BURGESS DR.
GOODLETTSVILLE, TN 37072

Tax ID: 104070A01300CO / 104-07-A-013
Property Address: 2641 Blakemore Ave., Unit # 13, Nashville, TN 37212

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 8, 2007, TRSTE II, Inc. was named Trustee in a Deed of Trust of even date executed by Daniel S. Greenberg and Marian Wise, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $196,800.00, principal, said Deed of Trust being filed of record on 06/13/2007 as Instrument No. 20070613-0070722 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Western Progressive - Tennessee, Inc. and AVT Title Services, LLC. were appointed Co-Substitute Trustees under said Deed of Trust by instrument of record in the real property records of Davidson County Register's Office, Tennessee; Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, Co-Substitute Trustees, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by posting on - https://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **September 30, 2025, October 07, 2025** in *The Tennesseean* a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on **October 23, 2025** on or about **10:00 AM** local time, **at the Main Entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, Davidson**

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County, Tennessee, AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **DHBR LLC**, submitted the highest and best bid, in the amount of **$298,000.00**, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, AVT Title Services, LLC, Co-Substitute Trustee, does hereby sell, transfer and convey to **DHBR LLC**, its successors and assigns, in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 13, BLAKEMORE SQUARE CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6864, PAGE 237, AMENDED IN BOOK 6962, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED RECORDED SIMULTANEOUSLY HEREWITH IN BOOK, PAGE OR INSTRUMENT NO. 200706130070721 REGISTER'S OFFICE FOR SAID COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS **2641 Blakemore Ave., Unit # 13, Nashville, TN 37212.**

Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, Co-Substitute Trustees, convey to **DHBR LLC**, all the rights conveyed to it as said Co-Substitute Trustees in said Deed of Trust, including such covenants and warranties as it, as such Co-Substitute Trustees, may lawfully make, all its actions in the premises being solely as Co-Substitute Trustees and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal on this 3 day of November, 2025.

_____, as agent for Co-Substitute Trustees

AVT TITLE SERVICES, LLC
725 COOL SPRINGS BLVD, STE. 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630

TS# 2025-00263-TN

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Andrew Jensen, as agent for Co-Substitute Trustees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at on this 3 day of November, 2025.

CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public: Candace Dodson

My Commission Expires: _____

My Commission Expires
July 6, 2026

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $298,000.00.

Affiant

Subscribed and sworn to before me, this on this 3 day of November, 2025.

CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public: Candace Dodson

My Commission Expires: My Commission Expires
July 6, 2026

Tennessee Proof of Internet Posting
AVT Title Services, LLC

AVT Title Services LLC, does hereby certify the following statements are true and correct to the best of our knowledge:

1. I, the undersigned, am the Trustee & Sales Coordinator at AVT Title Services LLC, which utilizes the following website, https://tnforeclosurenotices.com, a website dedicated to listing foreclosure sale information for public access.

2. AVT Title Services LLC confirms that it was employed to post and publish the referenced Notice of Sale on a third-party site, https://tnforeclosurenotices.com, as mandated by Tennessee Code Annotated § 35-5-101(a)(2).

3. The root domain website address for this site was submitted to the Publication Division of the Tennessee Secretary of State's office and is publicly available on their website.

4. I further certify that the Notice of Sale referenced as:

Property Address: 2641 Blakemore Avenue , Unit 13, Nashville, TN 37212
Property County: Davidson
Customer Reference #: 25-000715-673-3

has been posted and published on https://tnforeclosurenotices.com, an internet site accessible over the World Wide Web and freely available to the general public through standard internet search engines.

5. The aforementioned Notice of Sale was continuously available for viewing and printing for a minimum period of twenty (20) consecutive days, specifically during the following dates:

Beginning Date: **September 25, 2025**
Ending Date (at least through): **October 23, 2025**

The undersigned declares the above statement to be true and correct.

/s/ Kara Brock
Kara Brock, Trustee & Sales Coordinator
AVT Title Services LLC
Date: September 25, 2025