Karen Johnson Davidson County
Batch# 1346497 DEEDTRS
11/14/2025 03:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,151.37
20251114-0091116

Prepared by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: (423) 498-7400 E-mail: tnfc@raslg.com File Number 25-351555	Send Tax Bills to new Owner(s): OBX 2024-NQM5 TRUST C/O SELECT PORTFOLIO SERVICING 3217 SOUTH DECKER LAKE DR SALT LAKE CITY, UT 84165 Parcel ID(s): 119 03 0 016.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 28, 2023 and recorded on December 1, 2023, in Instrument Number: 20231201-0092906, in the Register of Deeds Office for Davidson County, Tennessee, PJ INVESTMENTS LLC, A LIABILITY COMPANY, hereinafter "Borrower(s)," conveyed to TENNESSEE TITLE SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EASY STREET CAPITAL, LLC, 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, OBX 2024-NQM5 TRUST, the present owner and/or holder of the indebtedness, appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC as Substitute Trustee, by instrument recorded on May 13, 2025, in Instrument Number: 20250513-0037680, said Register's Office; and

WHEREAS, default has been made in the payment of said indebtedness and/or in the performance of required obligations imposed by the Deed of Trust, with a demand for cure being made for same, and OBX 2024-NQM5 TRUST has requested that the Substitute Trustee sell said property pursuant to the terms and conditions in the Deed of Trust and other applicable Tennessee law; and

WHEREAS, in pursuit of said request, advertisement and notice of the sale identifying all interested parties in said property was made and given in conformity with the terms and conditions in the Deed of Trust, T.C.A. § 35-5-101 et seq., and other applicable Tennessee law, with said advertisement being published on October 9, 2025, and October 16, 2025 in The Tennessee Tribune, a newspaper of general circulation in Davidson County, Tennessee; and

WHEREAS, pursuant to a search/searches completed on Department of Defense DMDC website, the Borrower(s) 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 of the Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of 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. § 101 et seq. (the Servicemembers Civil Relief Act); and

WHEREAS, the default was not cured, and the property was sold pursuant to the terms of the Notice of Sale by the Substitute Trustee, individually or by and through its agent, to OBX 2024-NQM5 TRUST, hereinafter "Grantee(s)," being the highest and best bidder, on or about November 13, 2025, 10:00 AM local time at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, in Davidson County, Tennessee, for the sum of $311,181.37, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the premises, Substitute Trustee does hereby sell, transfer and convey unto Grantee(s), their successors and assigns, the following-described real property, to wit:

THE LAND REFERRED TO HEREIN IS SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF MERTIE MILWEE PROPERTY OF RECORD IN PLAT BOOK 2331, PAGE 117, 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 DAVID W. AGEE AND STEVEN A. CLAIBORNE BY WARRANTY DEED FROM HUBERT W. CLAIBORNE, JR AND WIFE, JANET ELAINE CLAIBORNE OF RECORD IN BOOK 10582, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 22, 1997 AND RECORDED ON AUGUST 27, 1997 AND DEED OF CORRECTION RECORDED DATED FEBRUARY 07, 2013, IN INSTRUMENT NO. 20130207-0012900. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $84,900.00.)

BEING THE SAME PROPERTY CONVEYED TO STEVEN A. CLAIBORNE AND WIFE, BRENDA JODY CLAIBORNE, TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM DAVID W. AGEE AND STEVEN A. CLAIBORNE OF RECORD IN INSTRUMENT NO. 20130207-0012901 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2013 AND RECORDED ON FEBRUARY 07, 2013. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.)

BEING THE SAME PROPERTY CONVEYED TO PJ INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM STEVEN A. CLAIBORNE AND BRENDA JODY CLAIBORNE OF RECORD IN INSTRUMENT NO. 20220930-0108260 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 26, 2022 AND RECORDED ON SEPTEMBER 30, 2022.AND SCRIVENER' S AFFIDAVIT RECORDED ON NOVEMBER 29, 2022, OF RECORD AS INSTRUMENT NUMBER 20221129-0125224. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $260,000.00.) .

COMMONLY KNOWN AS: 101 DESOTO DR NASHVILLE, TN 37210

To have and hold the aforesaid real estate, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining, in bar of all right of dower, homestead, equity of redemption, statutory right of redemption, and all other exemptions, to the extent provided in said Deed of Trust.

This conveyance is made subject to: (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects, encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the records of said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS, WHERE IS, without representation or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Substitute Trustee makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

Witness my hand and seal in Chattanooga, Tennessee on this 14th day of November, 2025.

PAULETTA LAKISHA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 1-25-2027

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Substitute Trustee
By: Layne Gillespie, Attorney
E-mail: tnfc@raslg.com

File Number 25-351555 - CoR

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Layne Gillespie, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Robertson Anschutz, Schneid, Crane, & Partners, PLLC, and that such person as such Attorney executed the foregoing instrument for the purposes therein contained by signing the name of Robertson Anschutz, Schneid, Crane, & Partners, PLLC by such person as Attorney.

Witness my hand and seal this 14th day of NOV, 20 25.

PAULETTA LAKISHA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 1-25-2027

Paulette Lakisha Johnson
Notary Public

My Commission Expires: 1/25/2027

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that, to the best of my knowledge and belief, the actual consideration or true value for this transfer, whichever is greater, is $311,181.37.

By: Affiant

Sworn to and subscribed before me this 14th day of NOV, 20 25.

Notary Public

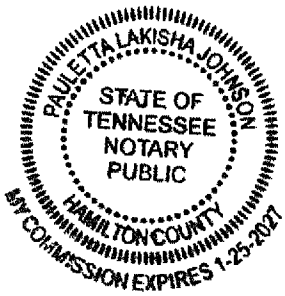
My Commission Expires: 3/11/29

STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

File Number 25-351555 - CoR

True Copy Certification

I, Layne Gillespie, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/14/25 (date of document).



Signature

11/14/25
Date

STATE OF TN

COUNTY OF Hamilton

Sworn to and subscribed before me this 14 day of NOV, 2025.

Notary's Signature

My Commission Expires: 1/25/2027