RECORD AND RETURN TO:
3 STEVES OTHER PROPERTIES, LLC
P.O Box 1955
Mt. Juliet, TN 37121

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,850.24 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November 2025. NOTARY PUBLIC My commission expires: 12.05.2026

Karen Johnson Davidson County
Batch # 1346952 DEEDTRS
11/17/2025 10:39:12 AM 3 pgs
Fees: $18.00 Taxes: $1,768.05
20251117-0091319

SHELBY HALE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Commission Expires 12-05-2026

THIS INSTRUMENT PREPARED BY:
3 Steves Other Properties, LLC P.O. Box 1955, Mt. Juliet, TN 37121

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3 Steves Other Properties, LLC PO Box 1955 Mt. Juliet, TN 37121	Same as Address of New Owner	082 09 0 190.00

WHEREAS, by Open-End Deed of Trust dated June 21, 2022, of record as Instrument No. 20220629-0075161, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Kingsley Hooper and wife Emily Hooper conveyed the below-described real property to Mark L. Miller, Trustee, for the benefit of Southern Bank of Tennessee, to secure certain indebtedness (the "Indebtedness"); and

WHEREAS, Thomas W. Lawless was duly appointed Substitute Trustee by instrument of record as Instrument No. 20250613-0045903, said Register's Office, with authority to act under the powers granted in the Deed of Trust and by law; and

WHEREAS, by Assignment of Deed of Trust dated September 18, 2025, of record as Instrument No. 20250919-0074884, Southern Bank of Tennessee assigned and transferred the Deed of Trust and Indebtedness to 5 Finance Holdings, LLC, a Delaware limited liability company; and

WHEREAS, Steven R. Griffith was duly appointed Substitute Trustee by instrument of record as Instrument No. 20251114-0090858, said Register's Office, with authority to act under the powers granted in the Deed of Trust and by law; and

WHEREAS, default has occurred under the Indebtedness secured by the Deed of Trust, and 5 Finance Holdings, LLC, as the owner and holder of the Indebtedness, directed the undersigned Substitute Trustee to foreclose pursuant to the power of sale contained therein; and

WHEREAS, after having given notice of the sale in compliance with T.C.A. § 35-5-101 et seq. (including mailing to all required parties and publication/posting as lawfully performed via publication by The Westview Newspaper, LLC d/b/a The Leger and online at www.tnledger.com, www.tnpublicnotice.com, and www.foreclosurenoticetn.com), the undersigned Substitute Trustee did offer the property for sale at public auction on November 14, 2025, at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, 3 Steves Other Properties, LLC, a Tennessee limited liability company, was the highest and best bidder at said sale, for the sum of $477,850.24; and

WHEREAS, all prerequisites of law and the Deed of Trust having been complied with, the undersigned Substitute Trustee is authorized to convey the property to the purchaser.

NOW, THEREFORE, in consideration of the premises and the sum of $477,850.24, paid to the undersigned Substitute Trustee, and by virtue of the authority vested in the Substitute Trustee by the Deed of Trust and applicable law, the undersigned Steven R. Griffith, Substitute Trustee, does hereby GRANT, SELL, AND CONVEY, without covenant or warranty, express or implied, unto 3 Steves Other Properties, LLC, its successors and assigns, the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 30, as shown on the map entitled D.T. McGavock's First Addition to Nashville, of record in Plat Book 10, page 606, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the easterly side of 4th Avenue North and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to HOOPER PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TENNESSEE LOAN CO., INC, (A TENNESSEE CORPORATION), of record in Instrument No. 20100714-0055112, dated June 13, 2010, said Register's Office.

Further being the same property conveyed to KINGLEY HOOPER AND WIFE, EMILY HOOPER, by quitclaim deed from HOOPER PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220629-0075160, dated June 21, 2022, said Register's Office.

This property with a common address of: **1316 4th Avenue North, Nashville, TN 37208**

Map & Parcel Number: 082 09 0 190.00

TO HAVE AND TO HOLD the above-described premises, together with all rights, easements, and appurtenances thereunto belonging, unto 3 Steves Other Properties, LLC, its successors and assigns, forever, subject to (i) matters that would be disclosed by an accurate survey and inspection, (ii) unpaid taxes not yet due and payable, and (iii) easements, restrictions, and covenants of record, if any.

This conveyance is made pursuant to the foreclosure of the above-referenced Deed of Trust and is intended to foreclose and bar the equity of redemption and all statutory rights of redemption of the grantors and any persons claiming through them, to the extent permitted by Tennessee law.

Executed this 14th day of November, 2025.

By: _____
Steven R. Griffith, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared Steven R. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand and official seal at office, this 14th day of November 2025.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-05-2026

