Karen Johnson Davidson County
Batch# 1348012 DEEDTRS
11/19/2025 02:08:30 PM 6 pgs
Fees: $33.00 Taxes: $5,989.24
20251119-0092314

SUCCESSOR TRUSTEE'S DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,618,713.00 Affiant Subscribed and sworn to before me This 6th day of November, 2025. Notary Public JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029 My Commission Expires: 1-24-29

Address New Owners as:	Tax Bill To:	Map / Parcel
Yvette Meldrum, Trustee of the Springwaters 20-6 TCKMAH Trust PO Box 50804 Nashville, TN 37205	New Owner	070-15-0-003.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

This indenture made the 6th day of November, 2025, by and between Robert J. Notestine III, Successor Trustee (party of the first part) and Yvette Meldrum, Trustee of the Springwaters 20-6 TCKMAH Trust, party(ies) of the second part.

WITNESSETH:

WHEREAS, on the 15th day of September, 2022, The Joy at 14th, LLC, a Tennessee Limited Liability Company did duly execute and convey to the Trustee named therein, a certain Deed of Trust which was duly registered in the Register's Office for Davidson County, Tennessee in record of Instrument No. 20220919-0103994, whereby were conveyed a certain parcel of property which are described in the Deed of Trust as follows:

Tract 1

Being Lot No. 11, on Plat Book 57, pg. 26, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North 144.06' from its terminus, and shown as Parcel 45 on Map 70-15 as evidenced in Instrument Number 20140422-0033750 in the Register's Office for Davidson County, Tennessee (RODCT), property of Twenty Holdings, LLC and being more particularly described as follows:

BEGINNING at an iron pin old in the easterly right-of-way of 14th Ave. N. and common corner with Lot 12 of record in Plat Book 57, pg. 26 and property of The Metro at 14th Ave. N, LLC, Thence N 80 deg. 11' 45"' E, , 149.49' to an iron pin old in the westerly right-of-way of Alley No. 1626 (12' wide); Thence with the Alley, S 07 deg. 51' 43" E, 47.50' to an iron pin new and in the north right-of-way of Jennings Street at its intersection with Alley No. 1626; Thence with Jennings Street, S 78 deg. 56' 23" W, 152.30' to an iron pin old at the corner of Jennings and 14th Ave. N; Thence with 14th Ave., N 04 deg. 52' 18" W, 51.00' to the POINT OF BEGINNING, and containing 7,409 sq. ft. or 0.170 acres, according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Tract 2

Being Lot No. 12, on Plat Book 57, pg. 26, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North 93.06' from its terminus, and shown as Parcel 4 on Map 70-15 as evidenced in Instrument Number 20140422-0033750 in the Register's Office for Davidson County, Tennessee (RODCT), property of Twenty Holdings, LLC and being more particularly described as follows:

BEGINNING at an iron pin old in the easterly right-of-way of 14th Ave. N. and common corner with Lot 1 Metro Centre Condominium Homes of record in Plat Book 5200, pg. 468 and property of The Metro at 14th Ave. N, LIC, Thence N 80 deg. 31' 25" E, 146.80' to an iron pin old and corner of Alley No. 1626 (12' wide and at its terminus); Thence with the Alley, S 07 deg. S1' 43" E, 50.00' to an iron pin old and common corner with Lot 12 said plat and property of Twenty Holdings, LLC; Thence along the common Lot line of Lots 11 & 12, S 80 deg. 11' 45" 149.49' to an iron pin old in the east right-of-way of 14th Ave. N.; Thence with 14th Ave, N 04 deg. 52'18" W 51.00 to the POINT OF BEGINNING, and containing 7,466 sq. ft. or 0.171 acres, more or less according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Tract 3

Being Lot No. 1, on the Plan of Metro Centre Condominium Homes of record in Plat Book 5200, Page 468, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North at its terminus, and shown as Parcel 3 on Map 70-15 as evidenced in Instrument Number 20120327-0025987 in the Register's Office for Davidson County, Tennessee (RODCT), property of The Metro at 14th, LLC and being more particularly described as follows:

BEGINNING at a Mag-nail old in the center of pavement and at the terminus of 14th Ave. N. right-of-way and a common corner with Metro Government property of record in Book 4793, pg. 558; Thence with Metro, N 04 deg. 52' 18" W, 120.52' to an iron pin new and common corner with the Granstaff, LP property of record in book 11225, pg. 82; Thence with the south line of Granstaff for the following 4 calls: N 81 deg. 35' 21" E, 74.15' to an iron pin old; S 05 deg. 38'18" E, 40.46' to an iron pin old; N 84 deg. 21' 42" E, 147.00 to an iron pin old; S 05 deg. 37' 18" E, 163.68' to an iron pin old and in the north line of Mcdowell property of record in book 5444, pg. 468 and being parts of lots 13 & 14 Plat Book 57, pg. 26; Thence with Mcdowell and the north line of Alley No. 1626', 12' wide at its terminus, S 80 deg. 31' 25" W, 52.52' to an iron pin old and corner of Twenty Holdings, LLC property Parcel 4, Tract 2, and of record in Instru. No. 20140422-0033750 and being Lot 11, Block 37 in Plat Book 57, pg. 26; Thence with Lot 12, S 80 deg. 31' 25" W, 146.80' to an iron pin old and in the east right-of-way of 14th Ave. N.; Thence with 14th Ave, N 04 deg. 52' 18" W, 93.06' to a Mag-nail old at the terminus of 14th Ave. N.; Thence $ 85 deg. 07' 42" W, 25.00 to the POINT OF BEGINNING, and containing 38,640 sq. ft. or 0.887 acres, more or less according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Being the same property conveyed to The Joy At 14th, LLC, a Tennessee limited liability company by deed from TWENTY HOLDINGS, LLC and THE METRO AT 14TH LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20220919-0103989 Register's Office for Davidson Tennessee.

Being the same property conveyed to The Joy at 14th, LLC, a Tennessee limited liability company by Quitclaim Deed from the Joy at 14th, LLC, a Tennessee limited liability company of record in Instrument No. 20231227-0099352, Register's Office for Davidson County, Tennessee, dated December 18, 2023 and recorded on December 27, 2023.

This property is commonly known as 2420 A 14th Avenue N, Nashville, TN 37208, 2418 A 14th Avenue N, Nashville, TN 37208, and 2424 14th Avenue N, Nashville, TN 37208.

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of One Million Two Hundred Fifty Thousand and 00/100 dollars ($1,250,000.00) as evidenced by a Series Promissory Note dated September 15, 2022 in the original principal amount of One Million Two Hundred Fifty Thousand and 00/100 dollars.

AND WHEREAS, Robert J. Notestine III was appointed as Successor Trustee by the Appointment of Successor Trustee of record in Instrument No. 20250723-0058328, Register's Office for Davidson County, Tennessee; and

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: Westview Newspaper, LLC dba The Ledger - Nashville giving the time and place and terms of sale.

AND WHEREAS, on the 6th day of November, 2025, at 10:30 o'clock a.m. at the front entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of $1,618,713.00 the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, Yvette Meldrum, Trustee of the Springwaters 20-6 TCKMAH Trust, the parcel or lot of land herein before

described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, and does make no other warranties of title. This sale is specifically subject to real property taxes due and payable in 2025.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2025.

Notary Public

My Commission Expires: 1-24-29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version 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 11/18/25.

AFFIANT SIGNATURE

11/19/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 19 day of November, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029