This instrument prepared by
J PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
108 07 0A PARCEL 011.00
3017 CASA DRIVE
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - Send Tax Bills·
TENNESSEE HOUSING DEVELOPMENT AGENCY
502 DEADERICK STREET
THIRD FLOOR
NASHVILLE, TENNESSEE 37243

Karen Johnson
Batch # 1350940
11/26/2025 09 09 54 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDTRS
2 pgs
20251126-0094360

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 4, 2022, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF TENNESSEE** was named Trustee in a Deed of Trust of even date executed by **JENNIFER LOREE HUDDLESTON, AN UNMARRIED WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$196,278.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20220209-0015248,** in the Register's Office for **DAVIDSON** County, Tennessee, and

IF applicable the notice required by T C.A 35-5-101 et seq having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT No. 20251001-0077895,** in the Register's Office for **DAVIDSON** County, Tennessee, I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty (20) days notice by two (2) successive publications, namely of **OCTOBER 24, 2025 AND OCTOBER 31, 2025** in **TENNESSEE LEDGER, NASHVILLE EDITION**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, and on **www.foreclosurestn.com and in the Tennessee Press Association Public Notices, in compliance with Tennessee House Bill No. 1127 that went into effect July 1, 2025,** said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, NOVEMBER 21, 2025 AT 10:00 A.M. LOCAL TIME AT THE HISTORIC DAVIDSON COUNTY COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES**, individually or by and through his agent, as said 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 time **TENNESSEE HOUSING DEVELOPMENT AGENCY** submitted the highest and best bid in the amount of **$136,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY** 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 ALL OF LOT NO. 36, UNIT NO. 11 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE REVISION OF LOTS 35, 36, 37, 38 & 39, PHASE ONE, CONDOMINIUM SITE PLAN, SECTIONS ONE & TWO, PATIO VILLA OF RECORD IN PLAT BOOK 5800, PAGE 145, 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 JENNIFER LOREE HUDDLESTON, AN UNMARRIED WOMAN, BY DEED DATED FEBRUARY 1, 2022, OF RECORD IN INSTRUMENT NO. 20220209-0015247, IN THE REGISTER OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3017 CASA DRIVE, NASHVILLE, TN 37214

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **TENNESSEE HOUSING DEVELOPMENT AGENCY** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute 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 office at Nashville, Tennessee on **NOVEMBER 21, 2025.**

Notary Public

My Commission Expires. 9.5.28

JESSICA BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$136,000.00.**

TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **21ST day of NOVEMBER, 2025.**

Notary Public

My Commission Expires. 9.5.28

JESSICA BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO
J PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203