RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Billy L Gooch, Wilma S Gooch

GRANTEE(s)
1 Public Homes LLC

This Instrument Prepared By
Foundation Legal Group, LLP
400 West Capitol Ave
Suite 1400
Little Rock, AR 72201
(866)501-9462
questions@thefoundationlegalgroup.com

Karen Johnson
Batch # 1351871
12/01/2025 12 17 36 PM
Fees $28 00 Taxes $286 75

Davidson County
DEEDTRS
5 pgs

20251201-0095050

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 12, 2004 and recorded April 22, 2004, Document No. 20040422-0045684 in the Register's Office of Davidson County, Tennessee, Billy L Gooch, Wilma S Gooch conveyed to Wesley D. Turner, as Trustee for Ameriquest Mortgage Company, 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, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5 has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 30, 2025, Document No. 202510300086493, at in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to November 13, 2025; **AND**

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors 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 Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the 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. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on November 13, 2025; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to 1 Public Homes LLC, at and for the sum of $77,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said 1 Public Homes LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

In the 14th Civil Distrcit of Davidson County, Tennessee, and more particularly desecribed as follows: Beginning at a point on the north side of Tranham Road 59 feet east of a lane. Said point being the southwest corner of the Dave McCutchen land and running thence eastwardly with the north margin of Tranham Road 59 feet, thence at right angles northerly 320 feet to a point, thence at right angles southerly with the south margin of George Broiles land 158 feet to a point, thence southerly at right angles 139 feet to a point in the northerly margin of a lane, thence eastwardly with the north margin of said lane 256 feet more or less to the point of beginning.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 32307 or Book 7256 at Page 114, Register's Office for Davidson County, Tennessee.

Commonly known as: 4949 Tranham Road, Whites Creek, TN 37189.

Tax Parcel No.: 031 00 0 003.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto 1 Public Homes LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 25 day of November, 2025.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jillian Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 25 day of November, 2025.

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

_____
Notary Public

My Commission Expires: 1.24.2033

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 77,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 1st day of December, 2025.

1 Public Homes LLC

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Nathaniel Cass, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Davidson County this 1st day of Dec. 2025.

Notary Public

My Commission Expires:

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes LLC
5133 Harding Pike, Ste B10
Nashville, TN 37205



Annexed legal notice on the following page(s)

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

October 17, 2025
October 24, 2025

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith
Lynette Smith, Office Administrator

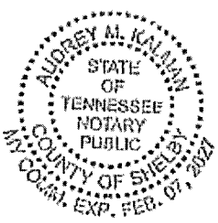
STATE OF TENNESSEE

On this **24th** day of **October 2025,** the individual above appeared before me, personally known, who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its CEO and Owner.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated.

WITNESS my hand and Official Seal at office this **24th** day of **October 2025.**

Audrey Kalman
Notary Public



NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated April 12, 2004, and the Deed of Trust of even date securing the same, recorded April 22, 2004, Document No 20040422-0045684, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Billy L Gooch and Wilma S Gooch, conveying certain property therein described to Wesley D Turner as Trustee for AmeriquestMortgage Company, and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C , having been appointed Successor Trustee by Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc , Asset-Backed Pass-Through Certificates, Series 2004-R5

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an agent of Foundation Legal Group, LLP fka Wilson & Associates, P L.L C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc , Asset-Backed Pass-Through Certificates, Series 2004-R5, will, on **November 13, 2025 on or about 11.00 AM, at the Historic Davidson County Courthouse One Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows

Beginning at a point on the north side of Tranham Road 59 feet east of a lane. Said point being the southwest corner of the Dave McCutchen land and running thence eastwardly with the north margin of Tranham Road 59 feet, thence at right angles northerly 320 feet to a point, thence at right angles southerly with the south margin of George Broiles land 158 feet to a point, thence southerly at right angles 139 feet to a point in the northerly margin of a lane, thence eastwardly with the north margin of said lane 256 feet more or less to the point of beginning

ALSO KNOWN AS 4949 Tranham Road, Whites Creek, TN 37189

This sale is subject to all matters shown on any applicable recorded plat, any unpaid taxes, any restrictive covenants, easements, or setback lines that may be applicable, any statutory rights of redemption of any governmental agency, state or federal, any prior liens or encumbrances as well as any priority created by a fixture filing, and to any matter that an accurate survey of the premises might disclose In addition, the following parties may claim an interest in the above- referenced property

BILLY L GOOCH
WILMA S GOOCH
TENANTS OF
UNIVERSAL HOUSING, INC
ESTATE OF BILLY GOOCH
HEIR(S) OF BILLY GOOCH
TAMMY HUMPHREY
TRACY GOOCH
ERIC GOOCH
TYRONE GOOCH
ANNETTE HAMMOND
APRIL GOOCH
BILLY GOOCH, JR
JACQUELINE GOOCH PARKER, JR
ANDRE PARKER, SR
ANTONIO PARKER
KIERA PARKER
KAYLA PARKER
KIANA PARKER
ANDRE PARKER, JR

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq are posted online at www internetpostings com by a third-party internet posting company **FLG No. 316938**

DATED October 8, 2025
Foundation Legal Group, LLP fka
WILSON & ASSOCIATES, P.L.L.C ,
Successor Trustee

Oct 17, 24, 2025 FI306725