Name and address of new owner:
1 Public Homes, LLC
5133 Harding Pike
Suite B10 #185
Nashville, TN 37205

Karen Johnson Davidson County
Batch # 1353226 DEEDTRS
12/03/2025 12:38:40 PM 3 pgs
Fees: $18.00 Taxes: $325.60
20251203-0095944

Send Tax Bills:
1 Public Homes, LLC
5133 Harding Pike
Suite B10 #185
Nashville, TN 37205

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 127 00 0 278.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 2, 2020, of record at Instrument No.: 20200413-0038430 in the Register's Office of Davidson County, Tennessee, **Michael V. Barnes and wife Kari D. Barnes**, conveyed to Ashley P. Hill, III, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Franklin Synergy Bank; and,

WHEREAS, FirstBank, successor by merger with Franklin Synergy Bank, declared it is the true and lawful owner and holder of the indebtedness described in the above-mentioned deed of trust and did nominate and appoint David G. Mangum as Substitute Trustee as recorded at Instrument No.: 20251031-0086778, Register's Office, Davidson County, Tennessee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 10, 2025, November 17, 2025 and November 24, 2025 as well as via internet publication at www.foreclosuretennesse.com stating that on **Monday, December 1, 2025 at 12:00 pm** at the front door of the Historic Nashville Metro Courthouse located in Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **1 Public Homes, LLC**, its successors and assigns for **$88,000.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee,** do hereby bargain and sell, and by these presents transfer and convey unto the said **1 Public Homes, LLC,** (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the map entitled the Second Revision to the Final Plat of Anna Rebecca Estates, of record in Plat Book 9700, Page 273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

DEED REFERENCE:
Being the same property conveyed to Michael V. Barnes and wife, Kari D. Barnes by deed from Connie D. Hughes, unmarried, of record in Instrument No.: 20150102-0000114 dated December 31, 2014, said Register's office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record as Instrument No.: 20200413-0038430 said Register's Office.

TAX MAP-PARCEL NO.: 127 00 0 278.00
PROPERTY ADDRESS: 8045 Highway 70 South, Nashville, TN 37221 as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This property is sold **SUBJECT** to a first mortgage securing 8045 Highway 70 South, Nashville, TN 37221 in favor of MERS/Inland Bank and Trust in the original principal amount of $223,900.00, of record as Instrument No.: 20150102-0000115, Register's Office, Davidson County, Tennessee as well as any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 1st day of December, 2025.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 1st day of December, 2025.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$88,000.00**.

Affiant

Subscribed and sworn before me, this 1st day of December, 2025.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

DGM File #75928