NEW OWNER:

MPES2, L.L C
39 Halsey Drive
Old Greenwich, CT 06870

SEND TAX BILL TO:

New Owner

Map/Parcel 043100A004 00 (A-18)
Map/Parcel 043100A067.00 (C-70)
Map/Parcel 043100A011 00 (A-8)
Map/Parcel 043100A063 00 (C-49)
Map/Parcel 043100A042 00 (B-38)
Map/Parcel 043100B098 00 (E-98)
Map/Parcel 043100A059.00 (C-59)

THIS INSTRUMENT PREPARED BY·

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087
bmg

Karen Johnson
Batch # 1356018
12/10/2025 11 38 55 AM
Fees $33 00 Taxes $1,813 00

Davidson County
DEEDTRS
6 pgs

20251210-0098187

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **Lisa Serme,** executed a Deed of Trust to Matthew D. Ricker, Trustee, dated December 12, 2018, of record in Instrument No. 20181227-0125662, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20250117-0004046, Register's Office for Davidson County, Tennessee, (hereinafter collectively referred to as the "Deed of Trust"), and

WHEREAS, said Deed of Trust was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of Volunteer Bank (f/k/a Volunteer State Bank), and a default having occurred in the payment of same, and a demand for payment having been made and refused; and

WHEREAS, pursuant to its authority in the Deed of Trust, Volunteer Bank, by that instrument dated December 12, 2024, of record in Instrument No. 20241217-0097809, Register's Office for Davidson County, Tennessee, Volunteer Bank did appoint the undersigned, Byron M. Gill, Substitute Trustee of Deed of Trust with all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust, and

WHEREAS, Lisa Serme has filed a Chapter 11 Bankruptcy in the United States Bankruptcy Court for the District of New Jersey being Case Number 25-11452 in which in which a Chapter 11 Plan has been confirmed and an Order Granting Relief from the Automatic Stay was entered on October 9, 2025, which granted Volunteer State Bank the right to enforce the loan documents and terminated the bankruptcy stay under 11 U.S.C. § 362(a) related to the herein described real property.

WHEREAS, acting pursuant to the demand made by Volunteer Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M Gill, Substitute Trustee, duly advertised and sold the below described property at the south entrance of the Davidson County Nashville Metropolitan Courthouse in Nashville, Davidson County, Tennessee, on December 5th, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was assigned and sold to MPES2, L.L.C. for the sum of Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00), the receipt of which is hereby acknowledged

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **MPES2, L.L.C.** its successors and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

(Parcel 1 – 555 N Dupont Avenue, Apt A-18, Madison, TN 37115)

Land in Davidson County, Tennessee, being Unit A-202 (A-18), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551 and Addendum to Master Deed for Madison Park, a condominium of record as Book 8014, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being a portion of the same property conveyed to Lisa D. Serme by Warranty Deed from Colson Services, LLC, a Tennessee Limited Liability

Company of record in Instrument No. 20150715-0068836, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

(Parcel 2 – 555 North Dupont Avenue, Apt C-70, Madison, Tennessee 37115)

Land in Davidson County, Tennessee, being Unit C-70 (303), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to Lisa C. Serme by Warranty Deed from One One Five LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150715-0068830, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

(Parcel 3 – 555 N Dupont Avenue, Apt A-8, Madison, TN 37115)

Land in Davidson County, Tennessee, being Unit 209 (A-8), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being a portion of the same property conveyed to Lisa C. Serme by Warranty Deed from DGI Properties, LLC, a Tennessee Limited Liability company of record in Instrument No. 20150715-0068833, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

(Parcel 5 – 555 N Dupont Avenue, Apt C-49, Madison, TN 37115)

Land in Davidson County, Tennessee, being Unit 211 (C-49), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as

Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being a portion of the same property conveyed to Lisa C. Serme by Warranty Deed from DGI Properties, LLC, a Tennessee Limited Liability company of record in Instrument No. 20150715-0068833, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

(Parcel 6 – 555 N Dupont Ave, Apt B-38, Madison, TN 37115)

Land in Davidson County, Tennessee, being Unit B-38 (304), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being a portion of the same property conveyed to Lisa C. Serme by Warranty Deed from Colson Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150715-0068836, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

(Parcel 7 – 555 N Dupont Avenue, Apt E-98, Madison TN 37115)

Land in Davidson County, Tennessee, being Unit E-98, as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, Page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, Page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with all undivided interest in the common elements appurtenant thereto.

Being a portion of the same property conveyed to Lisa C. Serme by Warranty Deed from Colson Services, LLC, a Tennessee limited liability company of record in Instrument No. 20150715-0068836, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

(Parcel 8 – 555 N Dupont Avenue, Apt C-59, Madison, TN 37115)

Land in Davidson County, Tennessee, being Unit 207 (C-59), on the plan of Madison Park Condominiums, Building "C", a Horizontal Property Regime, of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being a portion of the same property conveyed to Lisa D. Serme by Warranty Deed from Colson Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150715-0068836, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said MPES2, L L.C , its successors and assigns, in fee simple, forever.

I further transfer, assign and convey unto 555 Dupont Title Holding Trust, its successors and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan, any real property taxes which exist as a lien against said property, including without limitation city and county property taxes, any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages, liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession

SIGNATURE PAGE TO FOLLOW

WITNESS MY SIGNATURE hereto this 9th day of December, 2025

BYRON M. GILL, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, 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 this 9th day of December, 2025.

Notary Public

My Commission Expires:

ERIN MENDOZA STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

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The actual consideration or value, whichever is greater, for this transfer is **$490,000.00**

Affiant

SWORN AND SUBSCRIBED to before me this 9th day of December 2025.

Notary Public

My Commission Expires:

ERIN MENDOZA STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029