Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
MTG File #: 25-001580-02
Property Address: 900 Morrison St, Nashville, TN 37208
Parcel Number: 092-04-0-255.00

Karen Johnson Davidson County
Batch# 1356521 DEEDTRS
12/10/2025 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $2,326.26
20251210-0098323

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Edward M. Simmons, Jr. conveyed to MHPS Title & Escrow , Trustee for the benefit of Jet Mortgage A DBA of Home Mortgage Alliance Corporation (HMAC), the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated March 17, 2023, and recorded on March 28, 2023, as Instrument No. 20230328-0022522, in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee, Instrument No. 20250401-0024785, in the Office of the Register of Deeds 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, the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County

Courthouse on November 13, 2025, at 10:00 am to the highest and best bidder for cash, at which sale U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $628,719.84; and

WHEREAS, the high bidder has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 1 on the Map of Johnson Bransford`s Subdivision of Three Parts of Judge McNairy`s Mansion House Tract, as of record in Book 161, Page 146 Register`s Office for Davidson County, Tennessee.
Said Lot No. 1 fronts 35 feet on the Easterly side of Morrison Street, and rims back between parallel lines, along the North margin of Hamilton or Herman Street, 138.6 feet to an alley in the rear.
Being the same property conveyed to Thurman E. Ball, et ux, Edith M. Ball, by deed dated July 28, 1982, and recorded July 29, 1982, from Alberta Leftwich, of record in Book 5916, Page 816. Said Edith M. Ball died on October 14, 2010, leaving Thurman E. Ball as the surviving tenant by the entirety.
The said Thurman E. Ball having since died intestate on March 28, 2022, leaving his son, Kenneth E. Ball, as his sole surviving heir-at-law, as evidenced by Affidavits of Heirship dated August 8, 2022, and recorded August 17, 2022, of record in Instrument No. 202208170093 100 and Instrument No. 202208170093101.
Further being the same property conveyed to Edward M. Simmons, Jr., by quitclaim deed dated August 8, 2022, and recorded August 17, 2022, from Kenneth E. Ball, of record in Instrument No. 202208170093102, Register`s Office for Davidson County, Tennessee.

Street Address: 900 Morrison St, Nashville, TN 37208
Parcel Number: 092-04-0-255.00

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all

persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 25th day of November, 2025.

McMichael Taylor Gray, LLC

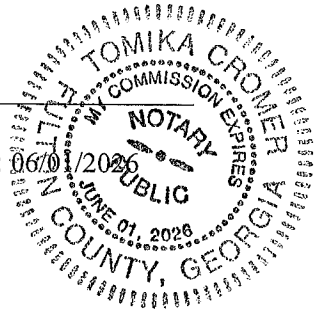
By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public
My Commission Expires: 06/01/2026



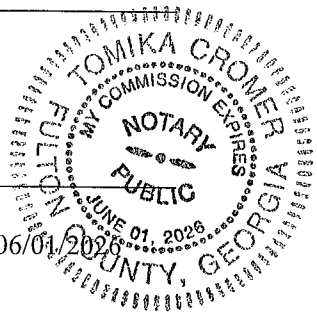
STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $628,719.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 25th day of November, 2025.

Notary Public
My Commission Expires: 06/01/2026



Property Address:	900 Morrison St, Nashville, TN 37208
Parcel Number(s):	092-04-0-255.00
Property Owner and Tax Notices:	U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust 8001 Woodland Center Blvd. Ste 100 Tampa, FL 33614

Tennessee Certification of Electronic Document

I, Dina Clark, 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 11/25/2025 (date of document).

Affiant Signature

12/09/2025
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 9th day of December, 2025.

Notary's Signature

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

MY COMMISSION EXPIRES: 06/01/2026

NOTARY'S SEAL

25-001780-02