Karen Johnson Davidson County
Batch# 1362621 DEEDTRS
12/30/2025 07:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,664.93
20251230-0103199

This instrument prepared by:
Daniel A. Perry
Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 11, 2023, JP Investment Group LLC a Tennessee Limited Liability Company made and executed to Trident Realty Investments, LLC, a certain deed of trust, conveying to Tennessee Title Services, LLC as trustee, certain property hereinafter fully set forth and described, was recorded October 13, 2023 in Instrument Number 20231013-0080457, and subsequently, DANIEL A. PERRY, ESQ. was appointed substitute trustee in Instrument Number 20250618-00480479 is of record in the office of the Register of Davidson County, Tennessee.

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said deed of trust, the owner thereof requested the undersigned to advertise and sell the property conveyed hereby, according to the terms of said deed of trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in ***The Westview Newspaper, LLC dba The Ledger***, a newspaper published in Nashville, Davidson County, Tennessee, submitted by Substitute Trustee's agent local counsel for service of process -Thomas W. McWaters, Esq., for two consecutive weeks, such advertisement appearing on September 12, 2025 and September 19, 2025, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being October 13, 2025, and place being as mentioned in said advertisement, at the front door of the Davidson County Courthouse in Jackson, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off to Bridge Loan Venture VI QV Trust 2024-1 c/o Fidelis Investors LLC, at and for the sum of $449,979.85 that being the highest and best bid offered; and

NOW, THEREFORE, the undersigned, DANIEL A. PERRY, ESQ., substitute trustee, hereby bargains, sells and conveys unto the said Bridge Loan Venture VI QV Trust 2024-1c/o Fidelis Investors LLC for $49,900.00 the property above mentioned and now fully described as follows:

Situated in City of Nashville, Davidson County, Tennessee, to wit:

Being Lot No. 52 on the Map of Tuggle Heights, as of record in Book 1130, Page 90, register`s Office for Davidson County.

Said Lot fronts 60 feet on the west side of Wingate Avenue and runs back between lines, 165.8 feet on the north line and 172.7 feet on the south line to a dead line in the rear on which it measures 60 feet.

This conveyance is made subject to a 10-foot easement for public utilities, 40-foot building setback line from Wingate Avenue, and conditions of owners certificate, as shown on the plan of record in Book 1130, Page 90, said Registrar`s Office.

Commonly known as: 2929 Wingate Avenue, Nashville, TN 37211

Tax Parcel ID: 119 14 0 125.00

And the said SUBSITUTE TRUSTEE, DANIEL A. PERRY, ESQ., hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The proceeds of sale have been disbursed, as follows:

| | |
|---|---|
| Advertising charges | $1,271.00 |
| Transfer fee | $1,664.93 |
| Recording fees | $58.50 |
| Attorney fee | $2,520.00 |

IN WITNESS WHEREOF, the said SUB TRUSTEE., successor trustee, has hereunto set its hand and seal this 11TH day of December, 2025.

Wood & Lamping, LLP

Daniel A. Perry
Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

STATE OF Ohio
COUNTY OF Hamilton

Before me a notary public in and for said state and county, personally appeared Daniel A. Perry with whom I am personally acquainted and who upon oath acknowledged himself to be an attorney of Trident Realty., the within named bargainer, a corporation, and that he as such attorney, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as attorney.

Witness my hand and seal this 11TH day of December, 2025.

Notary Public

Tasha Jones
Notary Public, State of Ohio
My Commission Expires:
August 13, 2030

My Commission Expires:

8/13/30

Property owner & address: *Trident Realty Investments Atlas SPV LLC– 17103 Preston Road, Suite 250, Dallas, TX 75248*

Mail Tax Notice to *Trident Realty Investments Atlas SPV LLC– 17103 Preston Road, Suite 250, Dallas, TX 75248*

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $449,979.85 and other good and valuable consideration which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Agent for Grantee/Purchaser

Sworn to and subscribed before me this 11th day of December, 2025.

Notary Public

My Commission Expires:
8/13/30

Tasha Jones
Notary Public, State of Ohio
My Commission Expires:
August 13, 2030

**Tennessee Certification of Electronic Document**

I, Tasha Jones, 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 12/11/25 (date of document).

Affiant Signature

12/11/25
Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 11 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10.29.29

NOTARY'S SEAL

NOTARY PUBLIC STATE OF OHIO

STEVEN KRAMER
NOTARY PUBLIC, STATE OF OHIO
HAMILTON COUNTY
My Comm. Expires October 29, 2029