Prepared By and Return To:
Vylla Solutions - Tennessee, LLC
P.O. Box 3309
Anaheim, California 92803
Phone: (888) 313-1969

Tax Parcel ID: 163-11-0B-62.00C0

TS# 25-35315

Karen Johnson Davidson County
Batch # 1367774 DEEDTRS
01/09/2026 09:01:49 AM 4 pgs
Fees: $23.00 Taxes: $506.90
20260109-0002011

SUBSTITUTE TRUSTEE'S DEED

STATE OF Tennessee) KNOW ALL MEN
BY THESE PRESENTS:
COUNTY OF Davidson)

THIS DEED made and entered into this December 16, 2025, by VYLLA SOLUTIONS – TENNESSEE, LLC, Substitute Trustee ("Grantor"), and 1 Public Homes LLC, 5133 Harding Pike,Ste. B10-185,Nashville TN 37205,Phone 6159279342, ("Grantee").

WHEREAS, Linda Roberts, a single person, ("Borrower", whether one or more), executed and delivered to Andrew C. Rambo, Trustee, that certain deed of trust (the "Deed of Trust") dated 6/29/2012, recorded 7/5/2012, as Instrument No. 20120705-0058940, Book , Page in Davidson County, Tennessee, in order to secure the payment of certain promissory note (the "Note") in the original sum of $73,542.00, executed by one or more Borrower and payable to the order of First Community Mortgage, Inc., and

WHEREAS, the Deed of Trust was last assigned to Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust, by Assignment duly recorded in the Register's Office for Davidson County, Tennessee, on 11/22/2020 at 349081; and

WHEREAS, the Grantor was appointed Substitute Trustee by virtue of an Appointment of Substitute Trustee recorded in the Register's Office of Davidson County, Tennessee, on 6/13/2025 at 20250613-0045964;

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust directed Vylla Solutions – Tennessee, LLC to foreclose and sell said property in accordance with the laws of the state of Tennessee and the terms and provisions of said Deed of Trust.

WHEREAS, the Substitute Trustee did publish the Notice of Sale of the property described herein, including the date, time, and location, terms of sale and identifying all interested parties, in the Nashville Ledger/ Tn Ledger , a newspaper of general circulation in Davidson County, Tennessee. Said advertisement appeared in said newspaper on: 10/3/2025, 11/21/2025, 11/28/2025, 12/5/2025. A copy of said Notice of Sale was sent to the required parties in accordance with T.C.A. §35-5-101 prior to the first publication date provided above.

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, (50 U.S.C. § 501, et seq), and confirmed that the foreclosure of this property, secured by the Deed of Trust, is not subject to the provisions therein contained; and

WHEREAS, on **12/9/2025**, at the time and place advertised in said Notice of Sale, the undersigned offered said property for sale at public auction to the highest and best bidder for cash, at which auction the property was sold to **1 Public Homes LLC** for the sum of **$137,000.00**. 1 Public Homes LLC conveyed said funds to the Substitute Trustee, said funds being applied upon the indebtedness by the Substitute Trustee as provided for in the Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on said 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(d)(1) and/or as provided for in T.C.A. § 67-1-1433(c)(1).

NOW, THEREFORE, in consideration of the premises and the payment of said purchase price, VYLLA SOLUTIONS - TENNESSEE, LLC, does hereby grant, bargain, sell, transfer, and convey unto 1 Public Homes LLC, its successors and assigns, the property further described, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 62, on the Plan of 2nd Revision, Section Four, Bell Forge Village, as shown by plat appearing of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Linda Roberts, a single person from Brent B. Dongas and wife, Maria Dongas by deed dated 6/29/2012, and recorded in the Register's Office of Davidson County, Tennessee as Instrument Number 20120705-0058939.

Said property is conveyed unto Grantee, its successors and assigns, all of the Property, together with all appurtenances, fixtures, rights, rents, and profits incident or appertaining thereto; and being subject to the restrictions, covenants, conditions, limitation, easements, mineral reservations, unpaid taxes, if any, and other matters, existing of record to the extent that the same are valid, subsisting and affecting the Property, or apparent on the ground and are superior in priority to the Deed of Trust.

THE PROPERTY IS CONVEYED "AS IS, WHERE IS" AND THIS DEED AND CONVEYANCE IS MADE AND ACCEPTED WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, CONDITION, HABITABILITY OR FITNESS OF ANY PARTICULAR USE OR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER), BY THE SUBTITUTE TRUSTEE, ANY OWNER OR HOLDER OF THE NOTE OR ANY OTHER PERSON OR ENTITY WHATSOEVER.

IN WITNESS WHEREOF, the said Substitute Trustee has hereunto set his or her hand and seal this December 16, 2025.

Vylla Solutions – Tennessee, LLC

Printed Name: Tai Alailima

Title: Vice President

STATE OF Indiana)
COUNTY OF Hamilton)

On 12-30-25 before me, V. Bush, a Notary Public in and for said county, personally appeared Tai Alailima, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) , and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

V. Bush Hamilton IN
Notary Public in and for said County and State

V BUSH
Notary Public
Marion County - State of Indiana
Commission Number NP0762534
My Commission Expires Mar 30, 2033

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

1 Public Homes LLC
5133 Harding Pike
Ste. B10-185
Nashville TN 37205
Phone 6159279342

Form of Oath

I swear and affirm that the actual consideration of this transfer or value of the property, whichever is greater, is $241,400.00.

WITNESS my hand on this 30th day of Dec, 2025.

Printed Name: Tal Alailima

Title: Vice President

Sworn to and subscribed before me on this the 30th day of Dec, 2025.

V. Bush
Notary Public

My Commission Expires: 3-30-2033

V BUSH
Notary Public
Marion County - State of Indiana
Commission Number NP0762534
My Commission Expires Mar 30, 2033

True Copy Certification

I, Tal Alailima, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 12/16/25 (date of document)

Printed Name: Tal Alailima

Date: 12/30/25

Sworn to and subscribed before me on this the 30th day of Dec, 2025.

V. Bush
Notary Public

My Commission Expires: 3-30-2033

V BUSH
Notary Public
Marion County - State of Indiana
Commission Number NP0762534
My Commission Expires Mar 30, 2033

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 137,000
, Affiant
Subscribed and sworn before me this the
9 Day of January, 2026.
J. Rivera, Deputy Register