Karen Johnson Davidson County
Batch# 1369462 DEEDTRS
01/13/2026 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,831.50
20260113-0003186

Prepared By and Returnable to:
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Capital Fund REIT, LLC **14555 N. Scottsdale Rd, Ste 200** **Scottsdale, AZ 85254**	**New Owner**	**106-13-0-153.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust and Assignment of Rents dated March 12, 2025, executed by B & D Development Group LLC, a Tennessee limited liability company, to Andrea Perry, Trustee, of record Instrument No. 20250326-0022506, Register's Office for Davidson County; and

WHEREAS, Capital Fund REIT, LLC, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, Gregory G. Vick, and Andrea P. Perry as Substitute Trustees by an instrument of record in Instrument No. 20251210-0098266, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 10:30 o'clock a.m., prevailing time on Tuesday, January 13, 2026 at 10:30 o'clock a.m., prevailing time, at the main entrance to the Historic Nashville Davidson County Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, Gregory G. Vick, Substitute Trustee, personally appeared (or appeared by Designated Agent) and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of Four Hundred Ninety-five Thousand and 00/100 Dollars

($495,000.00) by Capital Fund REIT, LLC (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Four Hundred Ninety-five Thousand and 00/100 Dollars ($495,000.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its/their [heirs and representatives/successors and assigns] the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> BEING Lot No. 76 on the Plan of Sadler Place, of record in Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Lot No. 76, fronts 50, feet on the easterly side of Sadler Avenue, and runs back between parallel lines, 165, feet to an alley.
>
> BEING the same property conveyed to B&D Development Group, LLC, a Tennessee limited liability company by Warranty deed from Rondal P. Wheat, an unmarried man, dated November 30, 2021, and recorded on December 9, 2021, of record in Instrument No. 20211209-0163408, Register's Office for Davidson County, Tennessee,
>
> BEING the same property conveyed to Ohmar D. Braden by Quitclaim Deed from B & D Development Group, LLC, a Tennessee limited liability company, dated June 5th, 2024 and recorded on June 13, 2024, of record in Instrument 20240613-0044313, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to B & D Development Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ohmar D. Braden of record in Instrument Number 202503260022505, Register's office for Davidson County, Tennessee.

The street address of the property is believed to be 2110 Sadler Avenue, Nashville, Davidson County, Tennessee 37210, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its/their heirs, successors, and assigns forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; 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 Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 13TH day of January, 2026.

Sam J. McAllester III, Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Sam J. McAllester III, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 13th day of January, 2026.

Kimberley J. Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-29

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

AFFIANT

Subscribed and sworn before me on this 13th day of January, 2026.

Kimberley J. Raymond
NOTARY PUBLIC

My Commission Expires: 5-8-29

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John S. McAllister III, 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 January 13, 2026 (date of document).

Affiant Signature

1/13/2026
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 13th day of January, 2026.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-8-29.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY