This instrument prepared by:

ANDREW JENSEN
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM NO.: 25-000591-505

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Cox Real Estate Investment LLC
441 Beauchamp Circle
Franklin, TN 37067

Karen Johnson
Batch # 1369656
01/14/2026 12:04:23 PM
Fees: $23.00 Taxes: $536.87
Davidson County
DEEDTRS
4 pgs
20260114-0003415

Tax ID: 069 16 0A 022.00
Property Address: 3605 Hydes Ferry Road, Nashville, TN 37218

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 12, 2022, Charles E Tonkin, II was named Trustee in a Deed of Trust of even date executed by JAYCEE C OKAFOR AND UGOCHUKWU N OKAFOR, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $213,750.00, principal, said Deed of Trust being recorded as Instrument No. 20220718-0082255 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC were appointed to act individually or together as Co-Substitute Trustees under said Deed of Trust by instrument of record **as Instrument No. 20251203-0095957** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Co-Substitute Trustees in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by posting on - http://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **12/11/2025 and 12/18/2025** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on January 8, 2026 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustees, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Cox Real Estate Investment LLC**, submitted the highest and best bid, in the amount of $145,100.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, does hereby sell, transfer and convey to **Cox Real Estate Investment LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

**Land in Davidson County, Tennessee, being Unit No. 22, of Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20171120-0119143 and revised by Scrivener`s Affidavit in Instrument No. 20220215-0017654, in the Register`s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being a portion of the same property conveyed to Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Driver of record in Instrument No. 20180614-0057462 Register`s Office for Davidson County, Tennessee, dated May 30, 2018 and on June 14, 2018. (Value or consideration as shown in aforementioned deed $300,000.00.)**

**Scrivener`s Affidavit is recorded on February 12, 2020 of record in Instrument No. 20200212-0015939 Register`s Office for Davidson County, Tennessee.**

**Being the same property conveyed to Jaycee Okafor and Ugochukwu and Nnandi Okafor by deed from Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company, dated July 12, 2022, of record Instrument Number 20220718-0082254, Register's Office for Davidson County, Tennessee.**

**Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.**

THIS IS IMPROVED PROPERTY KNOWN AS 3605 Hydes Ferry Road, Nashville, TN 37218.

Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, as Co-Substitute Trustees, convey to **Cox Real Estate Investment LLC**, all the rights conveyed to it as said Co-Substitute Trustees in said Deed of Trust, including such covenants and warranties as it, as such Co-Substitute Trustees, may lawfully make, all its actions in the premises being solely as Co-Substitute Trustees and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal on this 13th day of January, 2026.

Andrew Jensen, Attorney, as agent for Co-Substitute Trustees
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Andrew Jensen, Attorney, as agent Co-Substitute Trustees, 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 and official seal at office at Franklin, Tennessee on this 13th day of January, 2026.

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

DAVIDSON COUNTY CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $145,100.00.

Affiant

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

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

DAVIDSON COUNTY CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC

**PREPARED BY:**
**Mackie Wolf Zientz & Mann, P.C.**
**Park East**
**725 Cool Springs Blvd, Suite 140**
**Franklin, TN 37067**
**(615) 238-3630**
**MWZM 25-000591-505-1**

## EXHIBIT 'A'

## SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Jensen, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 13th day of January, 2026.

Andrew Jensen
Attorney at Law, Bar Number
043120
Mackie Wolf Zientz & Mann, P.C.

## ACKNOWLEDGEMENT

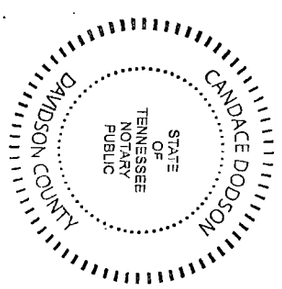
STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 13th day of January, 2026 before me, Candace Dodson, the undersigned officer, personally appeared Andrew Jensen of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for NewRez LLC d/b/a Shellpoint Mortgage Servicing, and acknowledged that he executed the same as the act of his principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of
Tennessee

My Commission Expires
July 6, 2026



# Tennessee Proof of Internet Posting
# AVT Title Services, LLC

AVT Title Services LLC, does hereby certify the following statements are true and correct to the best of our knowledge:

1. I, the undersigned, am the Trustee & Sales Coordinator at AVT Title Services LLC, which utilizes the following website, https://tnforeclosurenotices.com, a website dedicated to listing foreclosure sale information for public access.

2. AVT Title Services LLC confirms that it was employed to post and publish the referenced Notice of Sale on a third-party site, https://tnforeclosurenotices.com, as mandated by Tennessee Code Annotated § 35-5-101(a)(2).

3. The root domain website address for this site was submitted to the Publication Division of the Tennessee Secretary of State's office and is publicly available on their website.

4. I further certify that the Notice of Sale referenced as:

Property Address: 3605 Hydes Ferry Road, Nashville, TN 37218
Property County: Davidson
Customer Reference #: 25-000591-505-1

has been posted and published on https://tnforeclosurenotices.com, an internet site accessible over the World Wide Web and freely available to the general public through standard internet search engines.

5. The aforementioned Notice of Sale was continuously available for viewing and printing for a minimum period of twenty (20) consecutive days, specifically during the following dates:

Beginning Date: **November 24, 2025**
Ending Date (at least through): **January 8, 2026**

The undersigned declares the above statement to be true and correct.

/s/ Kara Brock
Kara Brock, Trustee & Sales Coordinator
AVT Title Services LLC
Date: November 24, 2025