Karen Johnson
Batch # 1370690
01/15/2026 02:10:07 PM
Fees: $18.00 Taxes: $780.70
Davidson County
DEEDTRS
3 pgs
20260115-0003849

This Instrument Prepared By:
Matthew R. Murphy
Smythe Huff & Murphy, PC
1222 16th Avenue South
Suite 301
Nashville, Tennessee 37212
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mitch Kinder Development, LLC 6219 Bridlewood Ln. Brentwood, TN 37027	Same	31050B44400CO

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $211,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2026.

Notary Public

My Commission Expires: 07/07/2027

ELIZABETH KIM GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEREAS, by Deed of Trust ("Deed of Trust") dated September 26, 2025, of record as Instrument Number 20250926-0076979, Register's Office for Davidson County, Tennessee, Roman Blake Schrader, as Trustee for The Leon H. Schrader Family Trust, conveyed to David M. Anthony, Trustee, the hereinafter described property for the purpose of securing the payment of a Promissory Note and other indebtedness as described in said Deed of Trust; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by Instrument Number 20251114-0091045 of record, said Register's Office, Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary of said indebtedness requested the undersigned to advertise and sell the property described in the Deed of Trust pursuant to the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of the request of said beneficiary, the property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Ledger on December 5, 2025, and December 12, 2025; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale of the property was appointed to be held on the 5th day of January, 2026, at 4:30 o'clock p.m. on the front steps of the Davidson County Courthouse, 1 Public Square, Nashville, TN 37201; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Mitch Kinder Development, LLC, being the highest and best bidder, became the purchaser of the said property at and for the sum of Two Hundred Eleven Thousand Dollars ($211,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Mitch Kinder Development, LLC, the following real described real estate:

> LAND in Davidson County, Tennessee being Apartment Unit No. 444 of Four Seasons Condominium, created under Title 66, Chapter 27, Sections 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed, for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Echelon Properties, LLC by *Warranty Deed* dated December 28, 2005 of record at Instrument No. 20060104-0000954, Register's Office for Davidson County, Tennessee, and later conveyed to The Leon H. Schrader Family Trust pursuant to a *Decree of Redemption* of record at Instrument No. 20230605-0042457, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, appurtenances and restrictive covenants therein and thereunto belonging and appertaining, in hand and without warranty of any kind, free from all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to a statutory right to an elective share in the property in the maker of said Deed of Trust, all of which were expressly waived by the terms of said Deed of Trust.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Mitch Kinder Development, LLC, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or setback of improvements on the property. The property is subject to all easements or restrictions of record in the Davidson County Register of Deeds. This conveyance is also subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 12th day of January, 2026.

Matthew R. Murphy, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Kim Gray, a Notary Public in and for the said county and State, the within named bargainor, Matthew R. Murphy, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 12th day of January, 2026.

Elizabeth Kim Gray
Notary Public

ELIZABETH KIM GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

07/07/2027