PREPARED BY:
Padgett Law Group
5100 Poplar Ave., Ste 2208
Memphis, TN 38137
TDP File No.: 18-003404-40

Karen Johnson Davidson County
Batch # 1371035 DEEDTRS
01/20/2026 09:40:10 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20260120-0004278

SUBSTITUTE TRUSTEE'S DEED

This instrument was made on this 14th day of January 2026, by and between Padgett Law Group, Substitute Trustee, and L & L TN R, LLC.

WITNESSETH:

THAT, WHEREAS, on July 1, 2003, Sara K Crisp (fka Sara K. Ferguson) and John E Crisp, her husband, duly executed and acknowledged a Deed of Trust, recorded at Instrument Number 20030708-0094177, and as corrected by Affidavit in Furtherance of Title ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to PRLAP, Inc., Trustee for Bank of America, N.A., the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

BEING Lot No. 226 on the Plan of Woodberry Park, as of record in Book 2133, page 117, 118, 119, Register`s Office for said County, described as follows:

BEGINNING at a point in the south margin of Woodberry Drive, at the corner of lots 225 and 226; thence southwardly with the line between said lots, 2298 feet to a point; thence north 71 deg. 15 min. west 341.2 feet to a point in the east margin of McGavock Pike; thence with the margin of the same and the curve of the same, northwardly 99 feet to point, the beginning of a curve; thence around said curve, northeastwardly 38.4 feet to a point in the south margin of Woodberry Drive; thence with the margin of the same, and the curve of the same, eastwardly 215.5 feet to the beginning.

LESS AND EXCEPT that certain property found in Order of Possession of record in Book 8860, Page 339, in the Register`s Office for Davidson County, Tennessee, and being more particularly described as follows:

From the point of beginning, said point being the beginning of a curve on the existing eastern right-of-way of McGavock Pike, further described as being the southwest corner of Map 95-12, Parcel 34, and the northwest corner of Map 95-12, Parcel 33. Said curve having central angle 005-19`47", radius 1,077.99 feet, chord bearing N 18-01`57"E, and chord distance 100.24 feet. Along the said curve for an arc distance of 100.28 feet to the end of the curve. Said point being the beginning of a curve, said curve having central angle 087-06`27", radius 25.00 feet, chord bearing N 58-55`16"E, and chord distance 34.45 feet. Along the said curve for an arc distance of 38.01 feet to the end of the curve. Thence S 77-31`31"E for 8.27 feet to the beginning of a curve, said curve having central angle 89-04`36", radius 30.00 feet, chord bearing S 57-56`11"W, and chord distance 42.08 feet. Along the said curve for an arc distance of 46.64 feet to the end of the curve. Said point being the beginning of a curve, said curve having central angle 004-28`44", radius 1,215.43 feet, chord bearing S 15-38`15"W, and chord distance 94.99 feet. Along the said curve for an arc distance of 95.01 feet to the end of the curve. Thence N 71-15`00"W for 7.76 feet to the Point of Beginning. Containing 684.38 square feet more or less.

The last deed of record is a Quitclaim Deed recorded 07/27/2000 as Instrument No. 200007270074147

in the Register of Deeds Office for Davidson County, TN.

Street Address: The street address of the property is believed to be 2501 Woodberry Drive, Nashville, TN 37214, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office in 20241021-0081811; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement identified the third-party internet posting company as Capital City Posting having posted said advertisement at CapitalCityPostings.com. Such advertisement appearing in said newspaper on December 05, 2025; and December 12, 2025.

WHEREAS, pursuant to T.C.A. § 35-5-101, the Substitute Trustee did advertise the sale by posting online by Capital City Posting, a third-party internet posting company, on CapitalCityPostings.com for at least twenty (20) continuous days in a manner that such posting was publicly viewable to general internet users.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

WHEREAS, on the 30th day of December, 2025, at or about the hour of 10 o'clock AM, local time, at the front entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was sold to L & L TN R, LLC at a bid of $251,000.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto L & L TN R, LLC the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: Renee Kammer

Printed Name: **Renee Kammer**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 14th day of January 2026.

Notary Signature: Autumn Adkins

My Commission Expires: 6/6/29

AUTUMN ADKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $251,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Kammer

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Subscribed and sworn to before me on the date written above.

Notary Signature: Autumn Adkins

My Commission Expires: 6/6/29

Responsible Taxpayer and Property Owner:
L & L TN R, LLC
735 Burgess Drive
Goodlettsville, TN 37072

Map/Parcel Number: 095 12 0 034.00

AUTUMN ADKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY