Prepared by:
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Karen Johnson Davidson County
Batch# 1371229 DEEDTRS
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Fees: $23.00 Taxes: $1,665.00
20260120-0004538

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of January, 2026, by and between **Middle Tennessee Law Group, PLLC**, a Tennessee professional limited liability company, Successor Trustee, FIRST PARTY, and **Larry D. Jones**, which expression shall include its successors and assigns, SECOND PARTY; and

WHEREAS, on the 3th day of April, 2022 , Miklar LLC, a Tennessee limited liability company, executed a Deed of Trust in favor of Jim B. Robinson, Trustee. This Deed of Trust is of record as Instrument No. 20220419-0045084, Register's Office of Davidson County Tennessee; and

WHEREAS, on the 20th day of October 2025, Larry D. Jones executed a Collateral Assignment of Note and Deed of Trust in favor of Heritage Bank & Trust. This Assignment is of record as Instrument 20251020-0083464, Register's Office of Davidson County, Tennessee; and

WHEREAS, the Trustee named in said Deed of Trust being unable to act, the owner and holder of said note appointed Middle Tennessee Law Group, PLLC, as Successor Trustee by instrument of record at Instrument No. 20250424-0031262, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof directed the Successor Trustee to sell said property as provided in the Deed of Trust. On January 15, 2026, FIRST PARTY sold the subject property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was the SECOND PARTY at the price of Four Hundred Fifty Thousand Dollars ($450,000.00).

NOW, THEREFORE, for the consideration of the sum of Four Hundred Fifty Thousand ($450,000.00), the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, his successors and assigns, the following described property:

Land in Davidson County Tennessee, being Lot No. 5, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument 20210309-0030935, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Miklar, LLC, a Tennessee limited liability company, by deed recorded at Instrument No. 20220419-0045063, Register's Office of Davidson County, Tennessee.

Map and Parcel:

069 00 0 245.00

Being also known as 1531 E. Stewarts Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as it is authorized to do as Successor Trustee, but not further or otherwise.

FIRST PARTY has made inquiry pursuant to the Service Members Civil Relief Act, and affirms that Miklar, LLC is not an active military service member as defined therein.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

Middle Tennessee Law Group, PLLC

By: _____
T. Jake Wolaver, Successor Trustee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Middle Tennessee Law Group, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of January, 2026.

My commission expires:
5-21-29

Kimberly L. Matney
Notary Public

KIMBERLY L MATNEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-21-2029

STATE OF TENNESSEE
MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2026.

My commission expires:
5-21-29

Kimberly L. Matney
Notary Public

KIMBERLY L MATNEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-21-2029

NEW PROPERTY OWNERS:

Larry D. Jones
2000 Mallory Lane
Franklin, TN 37067

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

TRUE COPY CERTIFICATION

I, Kimberly Matney, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, this 19th day of January, 2026.

Kimberly Matney — 1-19-26

Signature — Date

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Kimberly Matney, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 2026.

Lindsey Shoup
Notary Public

My Commission Expires:

10-22-29

LINDSEY SHOUP
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY