RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Madison Quimby, Sean McEdward

GRANTEE(s)
1 Public Homes LLC

This Instrument Prepared By:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866)501-9462
questions@thefoundationlegalgroup.com

Karen Johnson Davidson County
Batch # 1371735 DEEDTRS
01/22/2026 12:16:27 PM 3 pgs
Fees: $18.00 Taxes: $1,547.71
20260122-0005297

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 3, 2022 and recorded May 12, 2022, Document No. 20220512-0054935 in the Register's Office of Davidson County, Tennessee, Madison Quimby, Sean McEdward conveyed to Escrow Services of Tennessee, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The Mortgage Firm, Inc., its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, PennyMac Loan Services, LLC has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 19, 2025, Document No. 202511190092451, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and PennyMac Loan Services, LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to January 6, 2026; **AND**

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, 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 twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on January 6, 2026; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to 1 Public Homes LLC, at and for the sum of $418,300.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said 1 Public Homes LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 21, 1959, as follows: Beginning in the center of Pettus Road at a point South 13 degrees 30 minutes West 250 feet from the southeast corner of the property conveyed to Herschel K. Lewis and wife, by deed from P. M. Chaffin, et al, of record in Book 2880, Page 23, Register's Office for said County; thence with the center of said Road, South 13 degrees 30 minutes West 250 feet; thence North 84 degrees 45 minutes West, passing an iron pin on the westerly margin of said road, in all 747 feet to an iron pin; thence North 02 degrees 45 minutes East 250 feet to an iron pin; thence South 84 degrees 45 minutes East, passing an iron pin on the westerly margin of Pettus Road, in all 794 feet to the beginning, containing 4.4 acres, more or less.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20220512-0054934, Register's Office for Davidson County, Tennessee.

Commonly known as: 6247 Pettus Road, Antioch, TN 37013.

Tax Parcel No.: 18100006300

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto 1 Public Homes LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of January, 2026.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 14 day of January, 2026.

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

_____
Notary Public

My Commission Expires: 1.24.2033

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 418,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 21st day of Jan., 2026.

1 Public Homes LLC

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Nathan Cass, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Davidson County this 21st day of Jan., 2026.

Notary Public

My Commission Expires: My Commission Expires January 22, 2029

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes LLC
5133 Harding Pike
B10-185
Nashville, TN 37205

483-6773699

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY