TS# 2025-00199-TN-REV

Karen Johnson Davidson County
Batch # 1372426 DEEDTRS
01/22/2026 03:16:17 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20260122-0005451

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.: 25-000904-673

Return to:
Western Progressive – TN, Inc.
7730 Market Center Ave., Suite 100
El Paso, TX 79912
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NO MORTGAGE
New Owner - Send Tax Bills:

Grantee's Address:

CORNERSTONE INVESTMENTS INC.
718 THOMPSON LANE SUITE 108
NASHVILLE, TN 37204

Tax ID: 114 14 0 005.00 / 11414000500 / 00 114 14 5.00 R 000
Property Address: 361 Forrest Valley Drive, Nashville, TN 37209

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 15, 2009, ATHENS TITLE & ESCROW LLC, TN MICHAEL J. MILLS, ATTORNEY AT LAW was named Trustee in a Deed of Trust of even date executed by WESLEY D. GULLATTE AND WIFE SHIRLEY F. GULLATTE, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $295,500.00, principal, said Deed of Trust being filed of record on 05/20/2009 as Instrument No. 20090520-0046427 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, Western Progressive - Tennessee, Inc. and AVT Title Services, LLC. were appointed Co-Substitute Trustees under said Deed of Trust by instrument of record in the real property records of Davidson County Register's Office, Tennessee; Western Progressive - Tennessee, Inc. 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 Substitute Trustee 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 - https://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **December 11, 2025 and December 18, 2025** in *The Tennessee Tribune* 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 7, 2026** on or about **10:00 AM** local time, **at the main entrance to the Davidson County Courthouse, located at 1 Public Square, Nashville, TN, 37219**, AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustee, offered

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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 **CORNERSTONE INVESTMENTS INC.**, submitted the highest and best bid, in the amount of **$405,000.00**, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, AVT Title Services, LLC, Co-Substitute Trustee, does hereby sell, transfer and convey to **CORNERSTONE INVESTMENTS INC.**, 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:

BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT:

BEING LOT NO 51 ON THE PLAN OF THOUSAND OAKS ESTATES AS OF RECORD IN BOOK 3700, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD.

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WESLEY D GULLATTE AND WIFE, SHIRLEY F GULLATTE, BY WARRANTY DEED FROM JAMES C. JUDD AND WIFE, MARTHA J. JUDD, DATED DECEMBER 15, 1978, AND RECORDED IN BOOK 5380 PAGE 776, IN THE REGISTER OF DEEDS OFFICE IN AND FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS **361 FORREST VALLEY DRIVE, NASHVILLE, TN 37209**.

Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, Co-Substitute Trustees, convey to **Cornerstone Investments Inc.**, 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.

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Witness my hand and official seal on this 16 day of January, 2026.

_____, as agent for Co-Substitute Trustees

AVT TITLE SERVICES, LLC
725 COOL SPRINGS BLVD, STE. 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630

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, as agent for Co-Substitute Trustees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at on this 16 day of January, 2026.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public: _____

My Commission Expires: My Commission Expires July 6, 2026

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is **$405,000.00**.

_____
Affiant

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

Notary Public: _____

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 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: 361 Forrest Valley Drive, Nashville, TN 37209
Property County: Davidson
Customer Reference #: 25-000904-673-3

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: **December 18, 2025**
Ending Date (at least through): **January 7, 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: December 18, 2025