Karen Johnson Davidson County
Batch# 1374815 DEEDTRS
02/02/2026 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $976.32
20260202-0007130

This instrument prepared by:
Daniel A. Perry, Esq.
Local Counsel For
Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 29, 2023, Thomas Kinnard made and executed to Tennessee Title Services, LLC as Trustee for the benefit of Trident Realty Investments, LLC; a certain deed of trust, conveying to Tennessee Title Services, LLC as trustee, certain property hereinafter fully set forth and described, was recorded June 30, 2023 in Instrument Number 20230630-0050376, and assigned to Trident Realty Investments Atlas SPV, LLC; by document recorded on November 15, 2024 in Instrument Number 20241115-0089024, and assigned to Trident Realty Investments Atlas SPV, LLC by document recorded December 20, 2024 in Instrument Number 20241220-0099093 and subsequently, DANIEL A. PERRY, ESQ. was appointed substitute trustee by document recorded March 14, 2025 in Instrument Number 20250314-0019000 is of record in the office of the Register of Davidson County, Tennessee.

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said deed of trust, the owner thereof requested the undersigned to advertise and sell the property conveyed hereby, according to the terms of said deed of trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in ***The Westview Newspaper, LLC dba The Ledger***, a newspaper published in Nashville, Davidson County, Tennessee, for two consecutive weeks, such advertisement appearing on September 12, 2025 and September 19, 2025, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being September 26, 2025, and place being as mentioned in said advertisement, at the front door of the Davidson County Courthouse in Jackson, Tennessee, the said property was offered for sale, by Thomas W. McWaters, as local counsel and agent in Tennessee, at public outcry to the highest and best bidder for cash, at which sale the property was struck off to Trident Realty Investments Atlas SPV LLC at and for the sum of $263,870.81 that being the highest and best bid offered; and

NOW, THEREFORE, the undersigned, DANIEL A. PERRY, ESQ., substitute trustee, hereby bargains, sells and conveys unto the said Trident Realty Investments Atlas SPV LLC for $263,870.81 the property above mentioned and now fully described as follows:

Situated in City of Nashville, Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 290, as shown on the map entitled J.M., T.J. AND G.W. HARDING`S PLAN, of record in Plat Book 21, Page 80, Register`s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 290 fronts 50 feet on the Westerly side of Estrella Street, now 21st Avenue North, and runs back between parallel lines with the northerly margin of an alley 158 feet to an alley in the rear.

Commonly known as: 1707 121st Avenue North, Nashville, TN 37208

Tax Parcel No: 081-11-0-049.00

And the said SUBSITUTE TRUSTEE, DANIEL A. PERRY, ESQ., hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The proceeds of sale have been disbursed, as follows:

Advertising charges	$1,066.00
Transfer fee	$976.32
Recording fees	$41.75
Attorney fee	$2,792.50

IN WITNESS WHEREOF, the said SUBSTITUTE TRUSTEE., successor trustee, has hereunto set its hand and seal this 30 day of December, 2025

Substitute Trustee

Daniel A. Perry, Appointed Substitute Trustee
Wood & Lamping
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

STATE OF Kentucky
COUNTY OF Kenton

Before me a notary public in and for said state and county, personally appeared Daniel Perry with whom I am personally acquainted and who upon oath acknowledged himself to be an attorney of Trident Realty., the within named bargainer, a corporation, and that he as such attorney, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as attorney.

Witness my hand and seal this 30 day of December, 2025

AMIE JANE COMBS
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP84575
MY COMMISSION EXPIRES JAN. 21, 2028

Notary Public

My Commission Expires:

1-21-28

Property owner & address: *Trident Realty Investments Atlas SPV LLC, 17103 Preston Rd Ste 250, Dallas TX 75248.*

Mail Tax Notice to *Trident Realty Investments Atlas SPV LLC, 17103 Preston Rd Ste 250, Dallas TX 75248.*

I, or we, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $263,870.81 and other good and valuable consideration which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Agent for Grantee/Purchaser

Sworn to and subscribed before me this 30 day of December, 2025

AMIE JANE COMBS
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP84575
MY COMMISSION EXPIRES JAN. 21, 2028

Notary Public

My Commission Expires:
1-21-28

CERTIFICATION OF ELECTRONIC DOCUMENT

I, Daniel Perry, do hereby make oath that I am a licensed attorney and/or custodian of the original paper version of the electronic record tendered for registration herewith and that this is a true and correct copy of the electronic record executed pursuant to §47-10-112 and other provisions of the Uniform Electronic Transaction Act or other provisions of law, as of this 30 day of December, 2025.

Signature

12-30-2025
Date

STATE OF Kentucky)
COUNTY OF Kenton)

Sworn and subscribed before me, Amie Combs, a notary public for this county and state, Daniel A Perry (name of person making certification) who acknowledges that this certification is true and correct and whose signature I have witnessed; this 30, day of December, 2025.

AMIE JANE COMBS
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP84575
MY COMMISSION EXPIRES JAN. 21, 2028

Notary's Signature

My Commission Expires:

1-21-28

Notary's Original Seal: