PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
8520 Cliff Cameron Dr.
Suite 330
Charlotte, NC 28269
(704) 333-8107

Karen Johnson Davidson County
Batch# 1378435 DEEDTRS
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20260209-0009739

LLG: 25-125629
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 2023, recorded in Instrument No. 20230705-0051405, in the Register's Office of Davidson County, Tennessee, Casey Dick and Tara Dick conveyed to Partners Title Insurance Agency, LLC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Village Capital & Investment, LLC, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument no #202504020024829, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in The Ledger, such advertisement appearing in said newspaper on November 28, 2025, December 5, 2025, by which advertisement the sale was appointed to be held on January 22, 2026, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the 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 (DMDC) 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 of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Midfirst Bank for the sum of $187,500.00, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by MidFirst Bank the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MidFirst Bank, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No 41B, Zone Lot Division, Lots Nos 16, 17, 25 thru 33, and 37 thru 45, Harbor Gate, Section One Revised, of record in Plat Book 6250, Page 638, amending Plat Book 5200, Page 712, Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same premises conveyed to Casey Dick and Tara Martin by Deed from Keith W. Abrams, dated August 7, 2019 and recorded August 21, 2019 in Instrument No. 20190821-0083841, Register's Office for Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20230705-0051405, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded at Instrument Number 20230705-0051404, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto MidFirst Bank, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 29th day of January, 2026.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 29 day of January, 2026, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Sarah Carey
Notary Public

My commission expires:

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $187,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Gavin
Aaron Gavin, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

Sarah Carey
Notary Public

My commission expires:

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

PROPERTY ADDRESS: 754 Lake Terrace Drive, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MidFirst Bank
999 NW Grand Blvd.
Oklahoma City, OK 73118

LLG File #25-125629
Map & Parcel -150 02 0 390.00

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PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sarah Hall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/29/26 (date of document)

Affiant Signature

1/29/26
Date

State of North Carolina
County of Mecklenburg

Sworn and subscribed to me this 29 day of January, 2026

Sarah Carey
Notary's Signature

MY COMMISSION EXPIRES: _____.

NOTARY'S SEAL

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029