PREPARED BY AND RETURN TO:
Mickel Law Firm, P.A.
1501 North University, Suite 764 Little Rock
Arkansas 72207-5238
Phone: 888-217-5535

Karen Johnson Davidson County
Batch# 1378692 DEEDTRS
02/10/2026 11:31:30 AM 6 pgs
Fees: $33.00 Taxes: $5,944.86
20260210-0010091

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:

Mickel Law Firm, P.A., Substitute Trustee
1501 North University, Suite 764 Little Rock
Arkansas 72207-5238
Phone: 888-217-5535

TO:

GRANTEE:

BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee

WHEREAS, by Deed of Trust dated August 9, 2024, and recorded as Instrument No.20240814-0061737, in the Register's Office of Davidson County, Tennessee, 1125 Chickering Park Re LLC, conveyed to Midtown Title LLC, Trustee, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

1125 Chickering Park Re LLC
MLF Case # 109528-1

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in a newspaper of general circulation in Davidson County, Tennessee such advertisement appearing in said newspaper on October 10, 2025 and October 17, 2025 by which advertisement the sale was appointed to be held on November 13, 2025, at the front entrance of the Davidson County Courthouse, Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201, at or about 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 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 BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee, at and for the sum of $1,606,719.88, that being the highest and best bid offered; and,

WHEREAS, the said BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee has assigned its interests in the said property to BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee, his successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Mickel Law Firm, P.A., as Substitute Trustee, has GRANTED, BARGAINED, SOLD, QUITCLAIMED, and CONVEYED, AS IS, and by these presents DOES GRANT, BARGAIN, SELL, QUITCLAIM AND CONVEY, AS IS unto the said BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee, and unto his/her/its successors and assigns forever, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County. Tennessee, being all of Lot No. 9, Section Two, Chickering Park, according to survey and plat of same appearing of record in Plat Book 2663, page 73, in the

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to 1125 Chickering Park RE LLC, a Nevada limited liability company by Warranty Deed from Laurie M. Lawrence, unmarried, dated May 31, 2023, recorded June 6, 2023, of record in Instrument No. 20230606-0042954, Register's Office for Davidson County, Tennessee.

Parcel ID: 144 06 0 014.00

More Commonly Known As: 1125 Chickering Park Drive, Nashville, TN 37215.

1125 Chickering Park Re LLC, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of Trust recorded on August 14, 2024 as Instrument No. 20240814-0061737 in the Register's Office of 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 ways appertaining unto BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee, his successors and assigns, in fee simple forever, to whom the said Mickel Law Firm, P.A., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Mickel Law Firm, P.A., Substitute Trustee, on the 25th day of November, 2025 has hereunto set his hand and seal.

Mickel Law Firm, P.A.

By: _____
James H. Swindle, Jr. (TN Bar No. 038244)

STATE OF ARKANSAS)

)**ACKNOWLEDGMENT**

COUNTY OF Pulaski)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James H. Swindle, Jr., who acknowledged himself to be an authorized signatory of Mickel Law Firm, P.A., the within bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing for Mickel Law Firm, P.A. on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 25th day of November, 2025.

Crystal Kile

Notary Public

My Commission Expires:

2-5-2032



I, or we, hereby swear and affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,606,719.88, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ARKANSAS)

)**ACKNOWLEDGMENT**

COUNTY OF Pulaski)

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

Notary Public

My Commission Expires:

2-5-2032

CRYSTAL KILE
COMM. EXP.
02-05-2032
No. 12717319
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Shellpoint Mortgage Servicing
55 Beattie Place
Suite 100
Greenville, SC 29601-2743

Tennessee Certification of Electronic Document

I, James H. Swindle, Jr., 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 11-25-25 (date of document).

Affiant Signature

11-25-25
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 25th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-5-2032

NOTARY'S SEAL

CRYSTAL KILE
COMM. EXP.
02-05-2032
No. 12717319
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS