Karen Johnson Davidson County
Batch # 1383952 DEEDTRS
02/23/2026 09:28:50 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260223-0013997

THIS INSTRUMENT PREPARED BY:
The Sayer Law Group, P.C.
925 E. 4th Street
Waterloo, IA 50703

ADDRESS NEW OWNER
NATHAN CASS
5133 HARDING PIKE SUITE B10 #
185, NASHVILLE, TN 37205

TAX BILLS TO:
NATHAN CASS
5133 HARDING PIKE SUITE B10 #
185, NASHVILLE, TN 37205

MAP-PARCEL NOS.
Map 149-03-0-029-00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Hassani A. Synclair and Agnes Wong-Synclair, Husband and Wife., by Deed of Trust (the "Deed of Trust") dated October 27, 2021, filed of record in 20211027-0144144 in the Register's Office for Davidson County, Tennessee, conveyed to George Brandt Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note"), described in the Deed of Trust, which Note was payable to NewRez, LLC; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in 20251112-0089867, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Tennessee Tribune on 12/18/2025, 12/25/2025, and ; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, TN at 10:00 AM on January 14, 2026, and PROPERTY FUND 629 LLC (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of two hundred ninety thousand and 00/100 ($290,000.00) Dollars.

NOW, THEREFORE, The Sayer Law Group, P.C., in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 432 on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Pages 15 and 16, and amended in Book 3962, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hassani A. Synclair and Agnes Wong-Synclair by Deed from Hassani A. Synclair recorded June 22, 2016 as instrument No. 20160622-0063783, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been or were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

The Sayer Law Group, P.C., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 2-10-26.

Brian G. Sayer, Managing Partner
The Sayer Law Group, P.C., Trustee

STATE OF IOWA)
COUNTY OF BLACK HAWK)

On Feb 10, 2026 before me personally appeared Brian G. Sayer, Managing Partner on behalf of The Sayer Law Group, P.C., Trustee who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARIAL SEAL ★ IOWA ★ SALINA THOMAS COMMISSION NO. 819913 MY COMMISSION EXPIRES 9/3/2028

Notary Public
My commission expires: 9/3/2028

The actual consideration, or value for this transfer, whichever is greater, is $290,000.00.

Brian G. Sayer, Managing Partner 2-10-26
The Sayer Law Group, P.C., Affiant

STATE OF IOWA)
COUNTY OF BLACK HAWK)

On Feb 10, 2026 before me personally appeared Brian G. Sayer, Managing Partner on behalf of The Sayer Law Group, P.C., Trustee who acknowledged that he executed the within instrument for the purposes therein contained.

I certify that the foregoing paragraph is true and correct.

Notary Public
My commission expires: 9/3/2028

NOTARIAL SEAL ★ IOWA ★ SALINA THOMAS COMMISSION NO. 819913 MY COMMISSION EXPIRES 9/3/2028

Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Tennessee Tribune, a weekly newspaper published and distributed in Tennessee, hereby certifies that the attached advertisement appeared in THE TENNESSEE TRIBUNE on December 18, 25, 2025.

My Commission expires: May 8, 2029

JoAnn Artis / Tennessee Tribune

Wanda Miller Sawyers

WANDA MILLER SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated 10/15/2021, and the Deed of Trust of even date securing the same, recorded 10/27/2021, in 20211027-0144144, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Hassani A. Synclair, conveying certain property therein described to Fidelity National Title as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for NewRez, LLC, its successors and assigns and the undersigned, The Sayer Law Group, P.C., having been appointed Successor Trustee to Fidelity National Title, as trustee for current beneficiary NewRez LLC d/b/a Shellpoint Mortgage Servicing.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of The Sayer Law Group, P.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee to Fidelity National Title, as trustee for NewRez LLC d/b/a Shellpoint Mortgage Servicing, will, on 01/14/2026 at or about 10:00 am, at the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, TN, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 432 on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Pages 15 and 16, and amended in Book 3962, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hassani A. Synclair and Agnes Wong-Synclair by Deed from Hassani A. Synclair recorded June 22, 2016 as instrument No. 20160622-0063783, in the Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS: 2515 Sleepy Hollow Dr., Nashville, TN 37217

Parcel ID:149-03-0-029.00

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

HASSANI A. SYNCLAIR, 2515 SLEEPY HOLLOW DR., NASHVILLE, TN 37217
CURRENT OCCUPANTS, 2515 SLEEPY HOLLOW DR., NASHVILLE, TN 37217

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. TRUSTEE IS SELLING THE PROPERTY AS IS. BUYER BEWARE. TRUSTEE MAKES NO REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR ANY LIENS OR ENCUMBRANCES ON THE PROPERTY.