Karen Johnson Davidson County
Batch # 1384121 DEEDTRS
02/23/2026 12:08:58 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20260223-0014214

This instrument prepared by:
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
TS# 2025-19326-TN

New Owner – Send Tax Bills:
Mitch Kinder Development LLC
6219 Bridlewood Ln
Brentwood, TN 37027
(573) 450-3997

Tax ID: 176060A11000CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, SAMIR HAIDAR, AN UNMARRIED MAN, by Deed of Trust (the "Deed of Trust") dated 2/4/2022 and recorded 2/15/2022, at Instrument No. 20220215-0017325, Register's Office for Davidson County, Tennessee, conveyed to Ark Title Group, LLC, Trustee, the hereinafter described real property to secure the payment of a certain Note (the "Note") described in the Deed of Trust, which Note was payable to DHI Mortgage Company, Ltd. Limited Partnership; and

WHEREAS, the undersigned, **Nestor Solutions of Tennessee, LLC**, was appointed Substitute Trustee by the owner and holder of the Note, said appointment being set forth as Instrument Number 20251208-0097053 in 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. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Foreclosure Sale; 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 Main Street Nashville (newspaper) on 12/18/2025, 12/25/2025, ; 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, **Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201** at **11:00 AM** local time on **1/22/2026**, and **Mitch Kinder Development LLC** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Three Hundred Thirty Five Thousand Dollars And Zero Cents Dollars (**$335,000.00**); and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known mortgagor holding an interest in the above-described property, in compliance with the Servicemembers

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

NOW, THEREFORE, **Nestor Solutions of Tennessee, LLC**, 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, does hereby sell, transfer and convey to **Mitch Kinder Development LLC**, its/their successors and assigns, all of its right, title and interest in and to the property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in **Davidson** County, Tennessee, and more particularly described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL LOT NO. 110 ON THE PLAN OF FINAL SUBDIVISION PLAT, HERITAGE LANDING-PHASE 2 OF INSTRUMENT NUMBER 202104090047646, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 7613 GUNNERS LANDING DRIVE, ANTIOCH, TN 37013

BEING the same property conveyed unto Samir Haidar, an unmarried man by deed from D. R. Horton, Inc., a Delaware Corporation, dated 02/04/2022 and recorded 02/15/2022, at Instrument No. 20220215-0017324, Davidson County Records.

This conveyance is made subject to the following:

1. Any and all liens against the property for unpaid property taxes.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory right of redemption, exemption of homestead, rights by virtue of marriage, and all other exemptions of every kind, as provided in, but only to the extent provided in, said Deed of Trust, in as full and complete manner as the undersigned, in their/its capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Nestor Solutions of Tennessee, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its/their heirs, representatives, successors and assigns against the lawful claims of all persons claiming by, through or under them, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28th day of January, 2026.

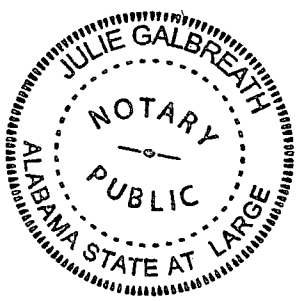
Sylvia Weiss

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)
) ss
COUNTY OF MOBILE)

On this 28th day of January, 2026, before me, **Julie Galbreath**, a Notary Public in and for said state, personally appeared **Sylvia Weiss**, known to me to be the person who executed the within document and acknowledged that she is duly authorized by Nestor Solutions of Tennessee, LLC, to execute the foregoing and that he/she executed the same for the purposes therein stated.



Notary Public – State at Large

Printed Name: **Julie Galbreath**

My Commission Expires: March 13, 2028

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$335,000.00**.

EXECUTED on this 20th day of January, 2026.

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)
) ss
COUNTY OF MOBILE)

On this 20th day of January, 2026, before me, **Julie Galbreath**, a Notary Public in and for said state, personally appeared **Sylvia Weiss**, known to me to be the person who executed the within document and acknowledged that she is duly authorized by Nestor Solutions of Tennessee, LLC, to execute the foregoing and that he/she executed the same for the purposes therein stated.

Notary Public – State at Large

Printed Name: **Julie Galbreath**

My Commission Expires: March 13, 2028