This instrument prepared by:
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
TS# 2025-19183-TN

Karen Johnson Davidson County
Batch# 1384195 DEEDTRS
02/23/2026 02:41:30 PM 5 pgs
Fees: $28.00 Taxes: $475.81
20260223-0014306

New Owner – Send Tax Bills:
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
855-690-5900

Tax ID: 043 13 0A 056.00 / 043130A05600CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Vernetta Joann Small, single, by Deed of Trust (the "Deed of Trust") dated 9/29/2023 and recorded 10/3/2023, as Instrument No. 20231003-0077825, Register's Office for Davidson County, Tennessee, conveyed to Property Title Services, 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 CMG Mortgage, Inc. dba CMG Home Loans; 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 20251201-0094991 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 **Freedom Mortgage Corporation** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred Twenty Eight Thousand Five Hundred Ninety Seven Dollars And Zero Cents Dollars (**$128,597.00**); 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 **Freedom Mortgage Corporation**, 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:

> APARTMENT UNIT NUMBER 5-8, OF ROBIN HOOD CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY GRANTOR, OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, REFERENCE BEING MADE TO THE SAID MASTER DEED, EXHIBIT "A" FOR THE SOURCE OF TITLE OF THE SAID GRANTOR, AND TO EXHIBIT "A-1" THERETO FOR A SPECIFIC IDENTIFICATION AND DESCRIPTION OF THE APARTMENT HEREIN CONVEYED, AND AS SHOWN ON THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

Commonly known as: 323 FORREST PARK RD 5-8, MADISON, TN 37115

BEING the same property conveyed unto Vernetta Joann Small, Single by Deed from Richard Hargrove, dated 09/29/2023 and recorded 10/03/2023 at Instrument No 20231003-0077824,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 20th day of February, 2026.

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)
) ss
COUNTY OF MOBILE)

On this 20th day of February, 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.

JULIE GALBREATH NOTARY PUBLIC ALABAMA STATE AT LARGE

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 **$128,597.00**.

EXECUTED on this 20th day of February, 2026.

Sylvia Weiss

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)

) ss

COUNTY OF MOBILE)

On this 20th day of February, 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.

Julie Galbreath

Notary Public – State at Large

Printed Name: **Julie Galbreath**

My Commission Expires: March 13, 2028

JULIE GALBREATH NOTARY PUBLIC ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Sylvia A. Weiss, 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 February 20, 2026 (date of document).

Dated: 2/20/2026

Nestor Solutions, LLC
214 5th Street, Suite 204
Huntington Beach, CA 92648
Phone: 888-403-4115
Fax: 888-345-5501

Sylvia A. Weiss, Sr. Trustee Sale Officer

State of Alabama)

County of Mobile)

Sworn to and subscribed before me this 20th day of February, 2026.

Notary's Signature – State at Large

Notary: Julie Galbreath

MY COMMISSION EXPIRES: March 13, 2028

