810 Bellevue, Unit 263
Nashville, Tennessee 37221

Karen Johnson
Batch # 1386587
02/27/2026 02:47:23 PM
Fees: $18.00 Taxes: $721.50
Davidson County
DEEDTRS
3 pgs
20260227-0015761

This Instrument Prepared By:
David M. Smythe
Smythe Huff & Murphy, PC
1222 16th Avenue South
Suite 301
Nashville, Tennessee 37212
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map-Parcel Nos.**
PNB Holding Co. 1, Inc. 150 3rd Avenue South Suite 900 Nashville, Tennessee 37201-2034	Same	Map No. 142-06-0B Parcel 263.00-CO

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2026.

Notary Public

My Commission Expires: 07/07/2027

ELIZABETH KIM GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEREAS, by Deed of Trust dated August 31, 2023, of record in Instrument No. 20230901-0069019, Register's Office for Davidson County, Tennessee, Amir Hukic and wife, Alma Hukic, conveyed to PNFP Credit Corp, Trustee, the hereinafter described real property to secure the payment of a Promissory Note (the "Note") and other indebtedness as described in said Deed of Trust; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20251230-0103811, said Register's Office, Davidson County, Tennessee; and

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

WHEREAS, in pursuance of the request of the beneficiary of the Deed of Trust, Pinnacle Bank, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and Tennessee Law, and such ad appeared in The Nashville Ledger Newspaper on

January 16, 2026, and again on February 20, 2026; and the Notice of Sale was also posted for 20 continuous days online beginning January 19, 2026, at www.foreclosurestn.com; and

WHEREAS, pursuant to the Notice of Sale the foreclosure sale of the property was scheduled for the 26th day of February 2026, at 10:00 o'clock a.m. at the front entrance of the Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the last, highest and best bidder for cash at which sale, PNB Holding Co. 1, Inc., a Tennessee corporation, became the purchaser of the said property at and for the sum of One Hundred Ninety Five Thousand Dollars ($195,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto PNB Holding Co. 1, Inc., the following real estate:

The property herein to be foreclosed is described as follows:

> Land in Davidson County, Tennessee, as follows: Building No. 46, Unit No. 263 and Garage No(s) 3 on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Book 4675, Page 128-130, Register's Office for Davidson County, Tennessee, and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354 and Book 7610, Page 973, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee and subject to all terms and conditions of said Master Deed and By-Laws as amended.
>
> Being the same property conveyed to Amir Hukic and Alma Hukic, husband and wife, by deed of record in Instrument No. 20230901-0069018, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, appurtenances and restrictive covenants therein and thereunto belonging and appertaining, free from all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including a statutory right to an elective share in the property, all of which were expressly waived by the terms of said Deed of Trust.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto PNB Holding Co. 1, Inc., its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise.

Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Davidson County Register of Deeds. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 27th day of February 2026.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Kim Gray, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 27th day of February, 2026.

Elizabeth Kim Gray
Notary Public

ELIZABETH KIM GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

07/07/2027