Karen Johnson Davidson County
Batch # 1387498 DEEDTRS
03/03/2026 09:02:07 AM 3 pgs
Fees: $18.00 Taxes: $763.13
20260303-0016449

PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
8520 Cliff Cameron Dr.
Suite 330
Charlotte, NC 28269
(704) 333-8107

LOGS:25-126202
DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 21, 2022, recorded in Instrument No. 20220923-0105624, in the Register's Office of Davidson County, Tennessee, Olga Sidorko conveyed to Windmill Title, LLC, Trustee, , as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Legacy Homes Loans, LLC dba Steadfast Mortgage, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20251105-0088288, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in The Ledger such advertisement appearing in said newspaper on November 14, 2025, November 21, 2025, by which advertisement the sale was appointed to be held on January 13, 2026, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 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 property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Mitch Kinder Development LLC for the sum of $206,251.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Mitch Kinder Development LLC, 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 Mitch Kinder Development LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mitch Kinder Development LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 311 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to 1600 Lebanon Partners, G.P., a Tennessee general partnership by Special Warranty Deed from Somerset Development Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200422-0042304 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

Being a portion of the same property conveyed to Richard W. Sebastian, Trustee by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033882 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021 and within the same deed the said Richard W. Sebastian, Trustee conveyed his interest in the subject property

to 1600 Lebanon Partners, G.P., a Tennessee general partnership.

Being a portion of the same property conveyed to Ontario Partners, Inc.. a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20220923-0105624, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Special Warranty Deed recorded in instrument Number 20220923-0105623, in the Register's Office for 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 wise appertaining unto Mitch Kinder Development LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 29th January, 2026.

LLG Trustee TN LLC

By: Aaron Gavin
Aaron Gavin
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 29 January, 2026, before me, a Notary Public, in and for said State and County, personally appeared Aaron Gavin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Sarah Carey
Notary Public

My commission expires:

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

[redacted] SC

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $206,251.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aaron Gavin
Aaron Gavin
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

Sarah Carey
Notary Public

My commission expires:

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

SC [redacted]

PROPERTY ADDRESS: 1540 Lebanon Pike, Unit 311, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mitch Kinder Development LLC
6219 Bridlewood Lane
Brentwood, TN 37027

LOGS File #25-126202
Map & Parcel -094120A31100CO

RETURN TO:

KINDER
6219 BRIDLEWOOD LN
BRENTWOOD, TN 37027

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.