Karen Johnson Davidson County
Batch # 1387606 DEEDTRS
03/03/2026 11:10:39 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20260303-0016659

FILE NO.: 25-33486

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Marco Williams conveyed to Edward Kershner as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated August 18, 2020 and recorded on August 20, 2020 in Instrument No. 20200820-0093882, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Provident Funding Associates, L.P.**; and

WHEREAS, Provident Funding Associates, L.P., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 202512180100618 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on December 25, 2025, January 1, 2026, and

WHEREAS, the property was also advertised by a third-party internet posting company that posted the advertisement to the following website in accordance with and pursuant to §35-5-101(a)(2): www.BetterChoiceNotices.com

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on February 5,

2026 at 11:00 AM to the highest and best bidder for cash, at which sale Mitch Kinder Development LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $262,000.00; and

WHEREAS, Mitch Kinder Development LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Mitch Kinder Development LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Mitch Kinder Development LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Units No. 39, Lot 158, of the TOWNHOMES OF CLOVER GLEN, PHASE 1B, a Horizontal Property Regime With Private Elements, as established by Declaration Of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, CLOVER GLEN, PHASE 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to the Marco Williams by deed recorded August 20, 2020 in Instrument Number 20200820-0093881, Registers Office for Davidson County, Tennessee.

Property commonly known as: 1535 White Tip Lane, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 16 day of February, 2026.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $262,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake - as Agent

Subscribed and sworn to before me on this 18 day of February, 2026.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 25-33486
Property Address: 1535 White Tip Lane, Antioch, TN 37013
Tax Parcel I.D. No.: 182 15 0C 039
Property Owner and Tax Notices:
Mitch Kinder Development LLC
6219 Bridlewood Ln
Brentwood, TN 37027