This instrument prepared by:
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
TS# 2025-18988-TN

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

Karen Johnson Davidson County
Batch# 1388031 DEEDTRS
03/04/2026 11:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,275.04
20260304-0017233

Tax ID: 149010B07400CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Troy Moore and Kelly Moore, husband and wife, by Deed of Trust (the "Deed of Trust") dated 9/28/2021 and recorded 9/29/2021, as Instrument No. 20210929-0131191; the subject Deed of Trust was modified by Loan Modification recorded as Instrument No. 20231208-0094977 and recorded on 12/8/2023, Register's Office for Davidson County, Tennessee, conveyed to Mark Rosser, 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 Freedom Mortgage Corporation; 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 in Deed Book --, Page(s) -- and/or as Instrument Number 20251114-0091089 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 12/4/2025, 12/11/2025, ; 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 **1/8/2026**, and **Freedom Mortgage Corporation** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Three Hundred Forty Four Thousand Six Hundred Five Dollars And Zero Cents Dollars **($344,605.00)**; 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 265 ON THE PLAN OF PHASE III PICCADILLY SQUARE, AS OF RECORD IN PLAT BOOK 6250, PAGES 892 THRU 894, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 4740 BILLINGSGATE RD, ANTIOCH, TN 37013

BEING the same property as conveyed from Dennis Hoeppner, an unmarried man to Troy Moore and Kelly Moore, husband and wife as set forth in Deed Instrument 20210929-0131190, dated 09/28/2021, recorded 09/29/2021, Davidson County, Tennessee.

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 30th day of January, 2026.

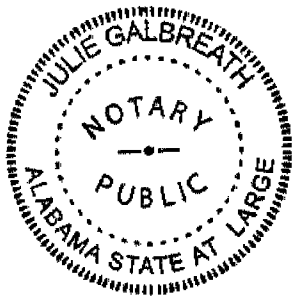
Sylvia Weiss

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)
) ss
COUNTY OF MOBILE)

On this 30th 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.



Julie Galbreath
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 **$344,605.00**.

EXECUTED on this 30th day of January, 2026.

Sylvia Weiss

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)
) ss
COUNTY OF MOBILE)

On this 30th 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.

JULIE GALBREATH NOTARY PUBLIC ALABAMA STATE AT LARGE

Julie Galbreath

Notary Public – State at Large

Printed Name: **Julie Galbreath**

My Commission Expires: March 13, 2028

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 Jan 30, 2026 (date of document).

Dated: 1/30/2026

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 30th day of January, 2026.

Notary's Signature – State at Large

Notary: Julie Galbreath

MY COMMISSION EXPIRES: March 13, 2028

