This Instrument Prepared by: **Matthew A. Moushon** **SURBER, ASHER, SURBER & MOUSHON, PLLC** **220 Athens Way, Suite 310** **Nashville, TN 37228** Karen Johnson Davidson County Batch # 1389020 DEEDTRS 03/05/2026 11:49:44 AM 12 pgs Fees: $63.00 Taxes: $964.30 20260305-0017741	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,622.07. Matthew A. Moushon, Attorney Sworn and subscribed before me this 5 day of March, 2026. Notary Public SONYA SHEPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

TRUSTEE'S DEED

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
James and Melissa Carr 9041 Tartan Fields Dr Dublin, OH 43017	James and Melissa Carr 9041 Tartan Fields Dr Dublin, OH 43017	092-09-316.01

WHEREAS, Lee Molette acquired improved property located at 3308 Trevor Street #2, Nashville, Tennessee 37209 more particularly described below, by Quitclaim Deed of Record in Instrument No. 20171212-0126783, Register's Office for Davidson County, Tennessee;

WHEREAS, by Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement dated September 27, 2024 ("Deed of Trust"), recorded September 30, 2024 in Instrument No. 20240930-0075600, Register's Office for Davidson County, Tennessee, executed by Lee Molette, Lee Molette conveyed certain property therein described to Matthew A. Moushon, Esq., Trustee for Melissa Olszewski and James Carr to secure the payment of a certain Promissory Note referenced in the Deed of Trust;

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of the Promissory Note and Deed of Trust, and Matthew A. Moushon, having been nominated and appointed Trustee for Melissa Olszewski and James Carr by the aforementioned Deed of Trust;

WHEREAS, the owner and holder of the Deed of Trust Note and Promissory Note secured by the same demanded that the Trustee foreclose the Deed of Trust and sell the property described below;

WHEREAS, pursuant to instructions from the owner and holder, the Trustee advertised the property for sale in accordance with the terms and provisions of the Deed of Trust and Tennessee law, and notices of the time and place of the sale were published in the Tennessean Davidson Wilson on 02/06/2026, 02/13/2026, and 02/20/2026, and electronically on the NAStennessean.com on 02/06/2026, and on the website of Tennessee Internet Legal Publications on 01/28/2026 as set forth in the collective Exhibit "A";

WHEREAS, the Trustee, as required by the terms of the Deed of Trust offered for sale to the highest bidder for cash, at public outcry, at the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37015, at 11:00 a.m. on March 5, 2026, and James and Melissa Carr (f/k/a Olszewski) ("Grantee") being the highest bidder thereof, became the Buyer of said real property and collateral for the sum of two hundred sixty thousand six hundred twenty-two and 07/100 dollars ($260,622.07).

NOW, THEREFORE, Matthew A. Moushon, in his capacity as Trustee, and not otherwise, for and in consideration of the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 73, of the Resubdivision of the Wilcox property, of record in Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and definite description.
>
> Being the same property conveyed to Lee Molette by Molette Property Group, LLC in Instrument Numbe3r 20171212-0126783, Register's Office for Davidson County, Tennessee, and
>
> Being the same property conveyed to Molette Property Group, LLC, by deed of record in Instrument No. 20070824-0101964, Register's Office for Davidson County, Tennessee.
>
> The property is also known as 3308 Trevor Street #2, Nashville, Tennessee 37209.

TO HAVE AND HOLD the aforesaid property free from all legal and equitable rights of redemption, homestead, dower, and all other exemptions of any kind, and all rights set out in TCA §66-8-101 *et seq.* which were expressly waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey same.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 5th day of March, 2026.

SURBER, ASHER, SURBER & MOUSHON, PLLC

Matthew A. Moushon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Matthew A. Moushon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of the within named bargainor, , and that such, executed the foregoing instrument for the purposes therein contained.

This 5 day of March, 2026.

Notary Public

My Commission Expires:

SONYA SHEPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Exhibit "A"

USA TODAY CO.

PO Box 631340 Cincinnati, OH 45263-1340

LocaliQ

AFFIDAVIT OF PUBLICATION

Matthew Moushon
220 Athens Way Suite 310
Nashville TN 37228

STATE OF WISCONSIN, COUNTY OF BROWN

The Tennessean Davidson Wilson, a newspaper published in the city of Nashville, Davidson County, State of Tennessee, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated and was published on the publicly accessible website:

NAS Davidson-Wil	02/06/2026, 02/13/2026,
Tennessean	02/20/2026
NAS tennessean.com	02/06/2026

and that the fees charged are legal.
Sworn to and subscribed before on 02/20/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$357.00	
Tax Amount:	$0.00	
Payment Cost:	$357.00	
Order No:	12040039	# of Copies:
Customer No:	1563158	0
PO #:	LOKR0450003	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Trustee Sale

NOTICE OF TRUSTEE'S SALE

WHEREAS, by instrument of record in Instrument Number 20171212-0126783, Register's Office for Davidson County, Tennessee, Lee Molette acquired title to real property and improvements located at 3308 Trevor Street, #2, Nashville, Tennessee 37209 ("Property"), more particularly described as

Land in Davidson County, Tennessee, being Lot No. 73, of the Resubdivision of the Wilcox property, of record in Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and definite description

Being the same property conveyed to Lee Molette by Molette Property Group, LLC in Instrument Numbe3r 20171212-0126783, Register's Office for Davidson County, Tennessee, and

Being the same property conveyed to Molette Property Group, LLC, by deed of record in Instrument No. 20070824-0101964, Register's Office for Davidson County, Tennessee.

Whereas, by Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement dated September 7, 2024 ("Deed of Trust") of record in Instrument Number 20240930-0075600, Register's Office for Davidson County, Tennessee, Lee Molette conveyed the Property unto Matthew A. Moushon, Trustee for Melissa Olszewski and James Carr, to secure an indebtedness owed to Melissa Olszewski and James Carr, described in the Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement;

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of the Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement;

NOW, THEREFORE, notice is given that, pursuant to the Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement, Matthew A. Moushon, will, on March 5, 2026, at or about 11:00 a.m., at the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37015, offer for sale certain property hereinafter described to the highest bidder for certified funds paid at the conclusion of the sale. The sale is free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions of every kind, which are expressly waived in the Deed of Trust. The property is real estate situated in Davidson County, Tennessee, and is more particularly described as follows:

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Being the same property conveyed to Lee Molette by Molette Property Group, LLC in Instrument Numbe3r 20171212-0126783, Register's Office for Davidson County, Tennessee, and

Commonly known as 3308 Trevor Street, #2, Nashville, Tennessee 37209.

The sale held pursuant to this Notice may be rescinded at Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

A copy of this Notice has been sent via U.S. Mail and Certified Mail to:

Lee Molette
222 Second Avenue South, #1700
Nashville, Tennessee 37201
9589 0710 5270 2452 4011 80

Lee Molette or Occupant
3308 Trevor Street, #2
Nashville, Tennessee 37209
9589 0710 5270 2452 4011 97

Franklin Synergy Bank
722 Columbia Avenue
Franklin, Tennessee 37064
9589 0710 5270 2452 4012 03

David G. Mangum
2303 Franklin Road
Nashville, TN 37204
9589 0710 5270 2452 4012 10

Grassland Financial Services, LLC
Dustin Spain
1108 Battlewood St
Franklin, Tn 37069
9589 0710 5270 2452 4012 27

The Tennessean: 02/06/26; 2/13/26; 2/20/26

A copy of this Notice will be posted by a third-party internet posting company, Tennessee Internet Legal Publications, LLC for at least twenty (20) continuous days in advance of March 5, 2026, on its website, TNLegalPUb.com, which is publicly viewable to general internet users.

Matthew A. Moushon
Surber, Asher, Surber & Moushon, PLLC
The Forum at Athens Way
220 Athens Way, Suite 310
Nashville, TN 37228
(615) 997-1908
February 6, 13, 20 2026
LOKR0450003

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Grassland Financial Services, LLC
Dustin Spain
1108 Battlewood St
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9589 0710 5270 2452 4012 27

The Tennessean: 02/06/26; 2/13/26; 2/20/26

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(615) 997-1908

TENNESSEE INTERNET LEGAL PUBLICATIONS

Proof of Posting

Molette

Surber, Asher, Surber & Moushon, PLLC

Post ID: 771
Post date: 2026-01-28 15:28:25
Sale Date: 03/05/2026

Created: 2026-01-28 15:28:25
Modified: 2026-01-28 15:28:25

County: Davidson

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Proof of Posting

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Surber, Asher, Surber & Moushon, PLLC

ID: 771

Post date: 2026-01-28 15:28:25

Trustee for Melissa Olszewski and James Carr, to secure an indebtedness owed to Melissa Olszewski and James Carr, described in the Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement;

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Being the same property conveyed to Molette Property Group, LLC, by deed of record

Proof of Posting

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Surber, Asher, Surber & Moushon, PLLC

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