Karen Johnson Davidson County
Batch # 1389361 DEEDTRS
03/06/2026 11:56:48 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260306-0018154

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Paradyme Secured Income Fund SPE I, LLC 1580 Dover Ave. Lake Havasu City, AZ 86404	033-00-0-032.00	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (CSS) 1221 Broadway, Suite 2400 Nashville, Tennessee 37203		

WHEREAS, Acklen Property Group, LLC, by Deed of Trust (the "**Deed of Trust**") dated October 13, 2023, transferred and conveyed to Warranty Title, Trustee, the property described in Exhibit A hereto (the "**Property**") (the Deed of Trust being of record at Instrument No. 20231017-0081306, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record at Instrument No. 20260108-0001810, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at ten o'clock in the morning, February 25, 2026, at the Davidson County Courthouse, Nashville, Tennessee when and where Paradyme Secured Income Fund SPE, LLC ("**Grantee**"), became the last and highest bidder for cash at the price of One Million and No/100 Dollars ($1,000,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 26th day of February, 2026.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda L. Farmer, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 2026.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires AUG. 23, 2026

Brenda L Farmer

Notary Public

My Commission Expires: 8-23-2026

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00.

Charles S. Sanger, Trustee

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2026.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires AUG. 23, 2026

Brenda L Farmer

Notary Public

My Commission Expires: 8-23-2026

229345-401009
4904-4912-0146.1

EXHIBIT A

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 3 on the map of the Re-Subdivision of Lot No. 6 on the plan of the lots of Eppie Cunningham Lands and an 8-acre tract marked "Nancy A. Garrett" on the said plan of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, according to survey by Erid Drake, County Surveyor, dated 08/06/1935, as follows:

Beginning at a point in the north margin of Dickerson Pike, the common corner of Lots 2 and 3; thence with the margin of said Pike N 57°45'220 feet to the SW corner of the Archie Smith Lands; thence along said Smith's west line, and along the east line of Lot No. 3, N 03°30'W 1307 feet to the south line of the Denny Lands; thence with the line of the S 83°15'W 184 feet to the corner of the Lots Nos. 2 and 3; thence with the line between said lots S 30°30'W 1402.5 feet to the point of beginning, containing 4.79 acres, more or less.

BEING the same property conveyed to Acklen Property Group, LLC by Warranty Deed from Craig John Koch and Louanne Bakich Koch, Trustee of Craig John Koch Revocable Trust Dated 06/12/1992 dated October 13, 2023 and filed of record in Instrument No. 20231017-0081304, Register's Office for Davidson County, Tennessee.

And also made subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage, appearing of record in Book 7697, page 905, Register's Office for said County.