This instrument prepared by:

GAVIN COX
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM No.: 26-000019-505

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Nisar A. Mohammadi
6765 Sugar Hill Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1393118 DEEDTRS
03/16/2026 09:35:12 AM 4 pgs
Fees: $23.00 Taxes: $777.00

20260316-0020494

Tax ID: 074 12 0 087.00
Property Address: 3814 Plantation Drive, Hermitage, TN 37076

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 18, 2008, Robert M. Wilson, Jr. was named Trustee in a Deed of Trust of even date executed by JOAN RABY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $92,800.00, principal, said Deed of Trust being recorded as Instrument No. 20080630-0067057 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC were appointed to act individually or together as Co-Substitute Trustees under said Deed of Trust by instrument of record **as Instrument No. 20260122-0005484** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Co-Substitute Trustees in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by posting on - http://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **01/22/2026 and 01/29/2026** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on March 5, 2026, on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustees, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Nisar A. Mohammadi**, submitted the highest and best bid, in the amount of $210,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, does hereby sell, transfer and convey to **Nisar A. Mohammadi**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A certain tract or parcel of land is Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 539 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register`s Office of Davidson County, Tennessee.

Said Lot No 539 fronts 77.5 feet on the Westerly margin of Plantation Drive and Runs Bank 150 feet between parallel lines to a line at the rear measuring 77.5 feet thereon.

Being the same property conveyed from Rhagat Singh and Balwant Kaur, husband and wife to Jack G. Raby and Joan P. Raby, husband and wife by deed recorded 09/30/1987, in Book 7366, Page 354 in the Register`s Office of Davidson County, Tennessee.

Address: 3814 Plantation Dr; Hermitage, TN 37076 Tax Map or Parcel ID No.: 74-12-87.00

THIS IS IMPROVED PROPERTY KNOWN AS 3814 Plantation Drive, Hermitage, TN 37076.

Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, as Co-Substitute Trustees, convey to **Nisar A. Mohammadi**, all the rights conveyed to it as said Co-Substitute Trustees in said Deed of Trust, including such covenants and warranties as it, as such Co-Substitute Trustees, may lawfully make, all its actions in the premises being solely as Co-Substitute Trustees and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal on this 13th day of March 2026.

Andrew Jensen, Attorney, as agent for Co-Substitute Trustees
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Andrew Jensen, Attorney, as agent Co-Substitute Trustees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee on this 13th day of March 2026.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this on this 13th day of March 2026.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 26-000019-505-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Jensen, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 13th day of March 2026.

Andrew Jensen
Attorney at Law, Bar Number
043120
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF §
WILLIAMSON

On this 13th day of March, 2026 before me, Candace Dodson, the undersigned officer, personally appeared Andrew Jensen of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for NewRez LLC, and acknowledged that he executed the same as the act of his principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of
Tennessee

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 6, 2026

Tennessee Proof of Internet Posting
AVT Title Services, LLC

AVT Title Services LLC, does hereby certify the following statements are true and correct to the best of our knowledge:

1. I, the undersigned, am the Trustee & Sales Coordinator at AVT Title Services LLC, which utilizes the following website, https://tnforeclosurenotices.com, a website dedicated to listing foreclosure sale information for public access.

2. AVT Title Services LLC confirms that it was employed to post and publish the referenced Notice of Sale on a third-party site, https://tnforeclosurenotices.com, as mandated by Tennessee Code Annotated § 35-5-101(a)(2).

3. The root domain website address for this site was submitted to the Publication Division of the Tennessee Secretary of State's office and is publicly available on their website.

4. I further certify that the Notice of Sale referenced as:

Property Address: 3814 Plantation Drive, Hermitage, TN 37076
Property County: Davidson
Customer Reference #: 26-000019-505-1

has been posted and published on https://tnforeclosurenotices.com, an internet site accessible over the World Wide Web and freely available to the general public through standard internet search engines.

5. The aforementioned Notice of Sale was continuously available for viewing and printing for a minimum period of twenty (20) consecutive days, specifically during the following dates:

Beginning Date: **January 13, 2026**
Ending Date (at least through): **March 5, 2026**

The undersigned declares the above statement to be true and correct.

/s/ Kara Brock
Kara Brock, Trustee & Sales Coordinator
AVT Title Services LLC
Date: January 16, 2026