BOX 10-A

Karen Johnson Davidson County
Batch # 1393158 DEEDTRS
03/16/2026 10:21:51 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260316-0020554

Prepared by and Returnable to:
David M. Anthony, Successor Trustee
EXO LEGAL PLLC
P.O. Box 121616
Nashville, Tennessee 37212
615-869-0634

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No:
Liyun Guo & Wei J. Wang **2720 Nolensville Pike** **Nashville, TN 37211**	**New Owner**	**172-03-0A-041.00**

SUBSTITUTE TRUSTEE'S DEED

This instrument is made and entered into on this 30th day of January, 2026, by and between David M. Anthony, in his capacity as Successor Trustee, and not individually (the "Grantor"), and Liyun Guo and Wie J. Wang, as Tenants in Common with Rights of Survivorship (the "Grantee"); and

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a *Deed of Trust* dated October 18, 2018, of record at Instrument No. 20181130-0116871, Register's Office for Davidson County, Tennessee, as subsequently amended and corrected by that Scrivener's Affidavit of record at Instrument No. 20251217-0100499 ("Deed of Trust"), executed by Nelson Boren and Wendy Boren, husband and wife, to Tony D. Gregory, Trustee, to pledge the hereinafter described real property to secure the payment of certain indebtedness, etc. (the "Indebtedness") as described in said Deed of Trust; and

WHEREAS, Simmons Bank, the holder of the Indebtedness secured by said Deed of Trust, replaced the prior Trustee by naming David M. Anthony as Substitute Trustee by an *Appointment of Substitute Trustee* of record at Instrument No. 20251201-0095076, Register's Office for Davidson County, Tennessee, and authorized the Substitute Trustee to act with the powers given the Trustee in said Deed of Trust and by applicable law; and

WHEREAS, David M. Anthony, in his capacity as Substitute Trustee and not individually ("Substitute Trustee"), caused to be published a *Foreclosure Sale Notice* in accordance with the provisions of said Deed of Trust, and, after an announced continuance as allowed under applicable law and pursuant to that *Notice of Continuance of Foreclosure Sale*, provided notice that certain property would be sold on Friday, January 30, 2026 at 11:00 o'clock a.m. (CST), prevailing Nashville time, on the steps of the historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, David M. Anthony, Substitute Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best, and last bid received was the sum of Three Hundred and Sixty Thousands and No/100 ($360,000.00) by Liyun Guo and Wei J. Wang (hereinafter referred to as the "Buyer") and, as a result, said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Three Hundred and Sixty Thousands and No/100 ($360,000.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Legal Description: The real property is described in the Deed of Trust at Instrument 20181130-0116871, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee being Lot No. 41 on the Plan of the Woodlands, Phase I as shown by plat of record in Plat Book 6900, page 498 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nelson M. Boren and wife, Wendy M. Boren by *Deed* from Mohammad Haajjafar, of record in Instrument No. 20000524-0052128 Register's Office for Davidson County, Tennessee.

Map/Parcel No: 172-03-0A-041.00

Street Address: The street address of the property is believed to be 1220 Pineview Lane, Nashville, Tennessee 37211, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its successors, and assigns forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Buyer no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER,

WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 30th day of January, 2026.

David M. Anthony, Successor Trustee,
and not Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David M. Anthony, Successor Trustee and not individually, the within named bargainor, 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, at office this 30th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 9/3/24

LENA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

AFFIANT

Subscribed and sworn before me on this 30th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 9/3/24

LENA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY