RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mohammed S Rasras

GRANTEE(s)
Les Lazarus

This Instrument Prepared By:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866) 501-9462
questions@thefoundationlegalgroup.com

Karen Johnson Davidson County
Batch # 1398604 DEEDTRS
03/27/2026 12:58:21 PM 10 pgs
Fees: $53.00 Taxes: $962.00
20260327-0024529

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 7, 2010 and recorded October 29, 2010, Document No. 20101029-0086641 in the Register's Office of Davidson County, Tennessee, Mohammed S Rasras conveyed to John Ben Bancroft, as Trustee for Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Administrator, U.S. Small Business Administration, an agency of the United States Government has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 4, 2024, Document No. 202412040094252, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Administrator, U.S. Small Business Administration, an agency of the United States Government has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to March 18, 2026; **AND**

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, 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 twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on March 18, 2026; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Les Lazarus, at and for the sum of $260,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Les Lazarus of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Les Lazarus, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING LOT 209 ON THE PLAN OF BOONE TRACE AT BILTMORE, SECTION FIVE OF RECORD IN INSTRUMENT NO. 20010319-0025933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20010911-0098635, Register's Office for Davidson County, Tennessee.

Commonly known as: 8216 Canoe Ct, Nashville, TN 37221.

Tax Parcel No.: 126 15 0A 231.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Les Lazarus, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 25 day of March, 2026.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, 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 Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 25th day of March, 2026.

MATT ROBINS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires April 25, 2034
Commission No. 12399751

_____
Notary Public

My Commission Expires: 4-25-2034

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____day of _____, _____.

_____
Les Lazarus

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Les Lazarus
735 Burgess Dr.
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 260,000.00
Les Lazarus, **Affiant**
Subscribed and sworn before me this the
27 **Day of** March, 2026
Brandi Wise, **Deputy Register**

Annexed legal notice on the following page(s)

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

February 6, 2026
February 13, 2026

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Lynette Smith
Lynette Smith, Office Administrator

STATE OF TENNESSEE

On this **13th** day of **February 2026,** the individual above appeared before me, personally known, who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its CEO and Owner.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated.

WITNESS my hand and Official Seal at office this **13th** day of **February 2026.**

Audrey Kalman
Notary Public

AUDREY M. KALMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 07, 2027

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated October 7, 2010, and the Deed of Trust of even date securing the same, recorded October 29, 2010, Document No. 20101029-0086641, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Mohammed S Rasras, conveying certain property therein described to John Ben Bancroft as Trustee for Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Administrator, U.S. Small Business Administration, an agency of the United States Government.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Administrator, U.S. Small Business Administration, an agency of the United States Government, will, on **March 18, 2026 on or about 10:00 AM, at the Front Entrance of the Davidson County Historic Courthouse 1 Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all redemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:
BEING LOT 209 ON THE PLAN OF BOONE TRACE AT BILTMORE, SECTION FIVE OF RECORD IN INSTRUMENT NO. 20010319-0025933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
ALSO KNOWN AS: 8216 Canoe Ct, Nashville, TN 37221

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:
MOHAMMED S RASRAS
TENANTS OF
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
REGIONS BANK
BOONE TRACE HOA
TENNESSEE DEPARTMENT OF REVENUE
MS. BECKY TELLAS
On or about November 4, 2022, the State of Tennessee, filed a tax lien against Mohammed S. Rasras, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20221104-0118980. Any interest in the property held by the State of Tennessee, by virtue of the aforementioned tax lien is both junior and inferior to the interests held by Administrator, U.S. Small Business Administration, an agency of the United States Government. Provided, however, that the State of Tennessee, pursuant to Tennessee Code Annotated 67-1-1433, shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by law the State of Tennessee has been given timely notice of this action.

The sale held pursuant to this Notice may be rescinded at the Successor 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at www.internetpostings.com by a third-party internet posting company. **FLG No. 360807**

DATED January 29, 2026
Foundation Legal Group, LLP fka
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Feb. 6, 13, 2026 Fl307744

This Instrument Prepared by:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866) 501-9462

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

Comes the undersigned affiant who, upon oath and affirmation, states as follows:

That I am more than 18 years of age, suffer no legal disability.

That default occurred on Deed of Trust dated October 7, 2010, executed by Mohammed S Rasras, as mortgagor(s), in favor of John Ben Bancroft as Trustee for Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America, and recorded October 29, 2010, Document No. 20101029-0086641 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

BEING LOT 209 ON THE PLAN OF BOONE TRACE AT BILTMORE, SECTION FIVE OF RECORD IN INSTRUMENT NO. 20010319-0025933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Commonly known as: 8216 Canoe Ct, Nashville, TN 37221.

That a foreclosure sale of said property was scheduled for sale on March 18, 2026.

That the Davidson County records indicated the following lien(s) in favor of the State of Tennessee Department of Revenue, on the above referenced property, filed of record on November 4, 2022, at Instrument No. 20221104-0118980 in the real estate records of Davidson County, Tennessee.

That, pursuant to Tenn. Code Ann. § 67-1-1433(b)(2)(A), notice of said sale, along with a copy of each lien in favor of the State of Tennessee was provided to the State of Tennessee at least 25 days prior to the date of sale.

That, the notice letter to the State of Tennessee was mailed out via certified mail at least 25 days prior to the date of sale.

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 25 day of March, 2026

Foundation Legal Group, LLP fka
WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Shellie Wallace, 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 Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MATT ROBINS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires April 25, 2034
Commission No. 12389751

_____
Notary Public

My Commission Expires: 4-25-2034

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Pre-Sale Notice of Foreclosure

August 8, 2025

Letter ID: L1052440256

WILSON & ASSOCIATES, P.L.L.C.
W&A 360807
400 W CAPITOL AVE STE 1400
LITTLE ROCK AR 72201-3562

Re:

Property Owned By: Mohammed Rasras @ 8216 Canoe Ct.
Nashville, TN 37221

Dear Wilson & Associates, P.L.L.C.:

This is in response to your letter dated July 28, 2025 informing the Department of Revenue of a foreclosure sale of property owned by Mohammed Rasras @ 8216 Canoe Ct. Nashville, TN 37221, that is scheduled to take place on September 10, 2025.

A sale of property on which the State has a tax lien is made subject to and without disturbing such tax lien unless otherwise provided by law. However, if the Department of Revenue is properly notified of the foreclosure sale at least 25 days prior to the sale, the State's tax lien does not remain after the sale. Tenn. Code Ann. Section 67-1-1433.

Your letter does provide adequate information regarding the proposed foreclosure sale.

If the sale produces more than the amount needed to satisfy the cost of sale, indebtedness indicated in your letter, and any other superior liens, the remaining proceeds from the sale not exceeding $32,929.00, the tax liability due as of September 10, 2025, must be remitted to the Department of Revenue. Please remit any excess proceeds to the Department of Revenue at the following address:

Tennessee Department of Revenue
Special Procedures Section
Post Office Box 190665
Nashville, Tennessee 37219-0665

Within 15 days from the sale, please furnish me with an accounting of the sale on the form enclosed with this letter, and, if all requirements have been satisfied, the Department of Revenue will release the State's tax lien on the property sold. If the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued.

If you have any questions, please contact the Special Procedures Unit at the number provided below.

Collection Services Division • 500 Deaderick Street • Nashville, TN 37242
Tel 615-741-7074 • Fax 615-532-6339 • www.tn.gov/revenue

bL0035

Sincerely,

Special Procedures Unit
Special.Procedures@tn.gov
615-741-7074

Accounting of Sale

Taxpayer Name: MOHAMMED S. RASRAS

Entity: XXX-XX-8147

DATE OF SALE: _____

Final Bid	**$**
	Disbursement Breakdown
Foreclosure Sale Fees	$
Publication of Sale Cost	$
Foreclosing Attorney Fees	$
Title Work Cost	$
Recording Fees	$
P & I paid on 1st Lien Holder **Lender Name:**	$
P & I paid on 2nd Lien Holder **Lender Name:**	$
TOTAL DISBURSEMENT	$

Excess Funds	$

PREPARED BY: _____ **DATE:** _____

COMPANY NAME: _____

Rev-TE/SaleAcntg

DIRECTIONS FOR COMPLETING THE ACCOUNTING OF SALE FORM

The total disbursement breakdown should equal the bid amount in full.

You should not show any shortages, specifically those related to the actual amount due to the first or second lienholder(s).

Show only the amounts disbursed from the actual bid amount, please see the example above.
Note: Do not show law firm fees if paid by retainer or outside of sale.