Karen Johnson Davidson County
Batch # 1403620 DEEDTRS
04/09/2026 09:34:40 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20260409-0028721

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Law Offices of Arnold M. Weiss, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WC #121525-HICKS-FC
Tennessee/Hicks
Map # 092-09-3V-002.00CO & 092-09-3V-001.00CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 9, 2022, and recorded in Instrument No. 20220921-0104936, in the Register's Office of Davidson County, Tennessee, RK Junior Contracting Services, LLC and Frank Stanton Developers, LLC, Party of the first part, conveyed to Memorie K. White, as Trustee, Party to the Second part, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument Number 20250908-0071679, of record in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Thursday, March 19, 2026, at the front entrance of the Davidson County Courthouse, One Public Square Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale BARRY AND CARLOTTA HICKS, being the highest and best bidder, became the purchasers of said property at and for the sum of FOUR HUNDRED THOUSAND AND NO/100'S DOLLARS; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by BARRY AND CARLOTTA HICKS, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Law Offices of Arnold M. Weiss, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BARRY AND CARLOTTA HICKS, their successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO'S A & B ON THE PLAN OF HOMES AT 510 A&B 36TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT INSTRUMENT NO. 20220630-0076285 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM FRANK STANTON DEVELOPERS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, TO RK JUNIOR CONTRACTING SERVICES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED DATED JANUARY 15, 2026, AND BEING OF RECORD AT INSTRUMENT NO. 20260122-0005185 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BARRY AND CARLOTTA HICKS, their successors and assigns in fee simple forever, to whom the said Law Offices of Arnold M. Weiss, PLLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said J. Luke Sanderson, Managing Attorney for the Law Offices of Arnold M. Weiss, PLLC, Substitute Trustee, has on April 7, 2026, hereunto set his hand and seal.

Substitute Trustee
THE LAW OFFICES OF ARNOLD M. WEISS, PLLC
BY: J. LUKE SANDERSON
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 7, 2026, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. Luke Sanderson, Managing Attorney for the Law Offices of Arnold M. Weiss, PLLC, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

ASHLEY M. SWANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 08, 2029

My Commission Expires: October 8, 2029

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
510 A & B 36th Avenue N
Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Barry and Carlotta Hicks
5 Wateroaks Court
Durham, NC 27703

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME,
NOTARY PUBLIC
MY COMMISSION EXPIRES October 8, 2029

ASHLEY M. SWANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 08, 2029

WC #121525-HICKS-FC