Karen Johnson Davidson County
Batch# 1403694 DEEDTRS
04/09/2026 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260409-0028807

FILE NO.: 25-13196

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, KATIE ERNST conveyed to CARNEY TITLE, LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated January 4, 2023 and recorded on January 6, 2023 in Instrument No. 20230106-0001145, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**; and

WHEREAS, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20250521-0040002 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on October 30, 2025, November 6, 2025, and

WHEREAS, the property was also advertised by a third-party internet posting company that posted the advertisement to the following website in accordance with and pursuant to §35-5-101(a)(2): www.BetterChoiceNotices.com

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on March 5,

2026 at 11:00 AM to the highest and best bidder for cash, at which sale Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $440,900.00; and

WHEREAS, the holder of the debt has assigned its interest in the said property to Federal National Mortgage Association, it successors and assigns; and

WHEREAS, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 1714 Nubell Street Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1714 Nubell Street Homes, a Horizontal Property Regime, of record in Instrument No. 20220316-0030825, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Katie Ernst by instrument recorded simultaneously herewith at 202301060001144, said Register's Office.

Map/Parcel: 08103D00200CO

Property commonly known as: 1714 Nubell St, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 3 day of April, 2026.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

25-13196

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires:

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 3 day of April, 2026.

Notary Public

My Commission Expires:

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

GOVERNMENT ENTITY—NO TRANSFER TAX REQUIRED

Brock & Scott File No.: 25-13196
Property Address: 1714 Nubell St, Nashville, TN 37208
Tax Parcel I.D. No.: 8103D00200CO
Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is $-0-.
Property Owner and Tax Notices:
Federal National Mortgage Association
5600 Granite Parkway
Building VII
Plano, TX 75024

TRUE COPY CERTIFICATION

I, Blair Weatherly, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 3, 2026.

BMW

Affiant Signature

Date: 4/3/2026

State of GA

County of Dekalb

Sworn to and subscribed before me this 3 day of Apr. 1, 2026.

Notary's Signature

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

MY COMMISSION EXPIRES: