Karen Johnson
Batch # 1407738
04/17/2026 02:41:14 PM
Fees: $13.00 Taxes: $592.00
Davidson County
DEEDTRS
2 pgs
20260417-0031743

THIS INSTRUMENT PREPARED BY:
The Sayer Law Group, P.C.
925 E. 4th Street
Waterloo, IA 50703

ADDRESS NEW OWNER
Property Fund 629 LLC
5133 Harding Pike Ste B10 #185,
Nashville, TN 37205

TAX BILLS TO:
Property Fund 629 LLC
5133 Harding Pike Ste B10 #185,
Nashville, TN 37205

MAP-PARCEL NOS.
Map 033-12-0-087

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Ronald Escue and Monica Escue, by Deed of Trust (the "Deed of Trust") dated July 8, 2024, filed of record in Instrument #: 20240708-0051097 in the Register's Office for Davidson County, Tennessee, conveyed to Figure Lending LLC dba Figure Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note"), described in the Deed of Trust, which Note was payable to Figure Lending LLC dba Figure; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20251209-0097813, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Tennessee Tribune on 02/19/2026 and 2/26/2026; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, TN at 10:00 AM on March 25, 2026, and Property Fund 629 LLC (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of one hundred sixty thousand and 00/100 ($160,000.00) Dollars.

NOW, THEREFORE, The Sayer Law Group, P.C., in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee more particularly described as follows:

THE FOLLOWING REAL PROPERTY IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED FURTHER AS FOLLOWS:

Lot No. 44 on the Plan of Gateway, Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Ronald K. Escue and wife, Monica J. Escue by John B. Warner, Jr. and wife, Janice P. Warner by way of Warranty Deed recorded on 03/26/02 in Document Number 20020326-0036799 of the records of Davidson County.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been or were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

The Sayer Law Group, P.C., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this April 14, 2026

Brian G. Sayer, Managing Partner
The Sayer Law Group, P.C., Trustee

STATE OF IOWA)
COUNTY OF BLACK HAWK)

On April 14, 2026 before me personally appeared Brian G. Sayer, Managing Partner on behalf of The Sayer Law Group, P.C., Trustee who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARIAL SEAL IOWA
SALINA THOMAS
COMMISSION NO. 819913
MY COMMISSION EXPIRES
9/3/2028

Notary Public
My commission expires: 9/3/2028

The actual consideration, or value for this transfer, whichever is greater, is $160,000.00.

Brian G. Sayer, Managing Partner
The Sayer Law Group, P.C., Affiant

STATE OF IOWA)
COUNTY OF BLACK HAWK)

On April 14, 2026 before me personally appeared Brian G. Sayer, Managing Partner on behalf of The Sayer Law Group, P.C., Trustee who acknowledged that he executed the within instrument for the purposes therein contained.

I certify that the foregoing paragraph is true and correct.

NOTARIAL SEAL IOWA
SALINA THOMAS
COMMISSION NO. 819913
MY COMMISSION EXPIRES
9/3/2028

Notary Public
My commission expires: 9/3/2028