This instrument prepared by:

GAVIN COX
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM No.: 25-000133-850

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Alfonso Ortuno Cadena,
9702 Valley Springs Dr
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1415341 DEEDTRS
05/04/2026 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $446.59
20260504-0039630

Tax ID: 147 07 0B 023.00
Property Address: 4958 Edmondson Pike, Nashville, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 1, 2022, Craig Miller was named Trustee in a Deed of Trust of even date executed by JENNIFER LYNN SCHAFER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $144,000.00, principal, said Deed of Trust being recorded as Instrument No. 20220421-0046404 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Mackie Wolf Zientz & Mann, P.C. was appointed to act as Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20251202-0095492** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by posting on - http://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **12/04/2025 and 12/11/2025** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on January 8, 2026 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Mackie Wolf Zientz & Mann, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Alfonso Ortuno Cadena**, submitted the highest and best bid, in the amount of $120,701.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Alfonso Ortuno Cadena**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Unit No. E-23 (erroneously stated as Unit E-3 in previous deed), on the Plan of Woodlea Place Townhomes of record in Plat Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Jennifer Schafer and Jennifer Lynn Schafer are one in the same person.

Being part of the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust, by Quitclaim Deed from Walter R. Dowlen, aka Ray Dowlen and wife, Jeanine Dowlen recorded February 8, 20125 in Instrument No. 20120208-0011266, Register's Office for Davidson County, Tennessee. Jeanine Dowlen having since deceased on April 2, 2017, leaving Ray Dowlen as Sole Tenant by the entirety. Ray Dowlen is one and the same as Walter R. Dowlen.

Being the same property conveyed to Golden Key, LLC by Deed dated December 15, 2021 from Walter R. Dowlen or James Dowlen, Trustees of The Dowlen Family Trust, recorded January 27, 2022, in Instrument Number 20220127-0009875, Register's Office of Davidson County, Tennessee. And further conveyed to Parker McCracken by Quitclaim Deed from Golden Key, LLC, a Tennessee Limited Liability Company, dated

and recorded in Instrument No. 202204210046402, Register`s Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Schafer, a single woman by Warranty Deed from Parker McCracken dated 4/1/2022 and recorded 4/21/2022 under Instrument No. 20220421-0046403, Register`s Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 4958 Edmondson Pike, Nashville, TN 37211.

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, convey to **Alfonso Ortuno Cadena**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal on this 13th day of January, 2026.

Andrew Jensen, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Andrew Jensen, Attorney, as agent Substitute Trustee, 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 and official seal at office at Franklin, Tennessee on this 13th day of January, 2026.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public: _____

My Commission Expires: My Commission Expires July 6, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $120,701.00.

Affiant

Subscribed and sworn to before me, this on this 13th day of January, 2026.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public: _____

My Commission Expires: My Commission Expires July 6, 2026

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 25-000133-850-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Jensen, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, 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 nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 13th day of January, 2026.

Andrew Jensen
Attorney at Law, Bar Number
043120
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 13th day of January, 2026 before me, Candace Dodson, the undersigned officer, personally appeared Andrew Jensen of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Select Portfolio Servicing, Inc., and acknowledged that he executed the same as the act of his principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of
Tennessee

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 6, 2026

Tennessee Certification of Electronic Document

I, Maryuell D, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on January 13th 2026 (date of document).

Affiant Signature

5/4/26

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 4th day of May, 2026.

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL