Karen Johnson Davidson County
Batch # 1421031 DEEDTRS
05/15/2026 09:18:19 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20260515-0043787

Prepared by:
T. Jake Wolaver, Esq.
Middle Tennessee Law Group, PLLC
809 S. Main Street, Suite 100
Columbia, TN 38401

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of May, 2026, by and between **Middle Tennessee Law Group, PLLC**, a Tennessee Professional Limited Liability Company, Successor Trustee, FIRST PARTY, and **Heritage Bank & Trust**, which expression shall include its successors and assigns, SECOND PARTY.

WHEREAS, by deed of trust dated the 17th day of May, 2022, of record at Instrument No. 20220524-0059900, Register's Office of Davidson County Tennessee, Rock Home, LLC, a Tennessee Limited Liability Company, did convey in trust to Jim B. Robinson, Trustee, the tract of land hereinafter described to secure the payment of the principal sum of $982,500.00, evidenced by a promissory note payable to the order of Heritage Bank & Trust, incorporated by reference in said deed of trust and

WHEREAS, the holder of said note removed the said Jim B. Robinson as Trustee and replaced him by appointing Middle Tennessee Law Group, PLLC, as Successor Trustee by instrument recorded at Instrument No. 20250326-0022600, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note, and the holder thereof, having directed the Trustee and Successor Trustee to sell said property as provided in said deed of trust, and the FIRST PARTY did on May 13, 2026, sell said property pursuant to the notices of advertisement required by the deed of trust; and

WHEREAS, the last, highest and best bidder was the SECOND PARTY at the price of One Million and NO/100 DOLLARS ($1,000,000.00).

NOW, THEREFORE, for the consideration of the sum of One Million and NO/100 DOLLARS ($1,000,000.00), the receipt of which is hereby acknowledged, FIRST PARTY hereby transfers and conveys unto SECOND PARTY, their successors and assigns, the following described property:

SITUATED in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Land in Davidson County Tennessee, being Lot Nos. 2, 4, 6, 7, 8, 9, 10 & 11, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rock Home, LLC, a Tennessee limited liability company, by deed recorded at Instrument No. 20220524-0059899, Register's Office of Davidson County, Tennessee.

Map and Parcel:

06900024600	06900024700	06900024800	06900024200
06900024900	06900025000	06900025100	06900024400

Being also known as 1535 E. Stewarts Lane, Nashville, TN 37218
Being also known as 1539 E. Stewarts Lane, Nashville, TN 37218
Being also known as 1543 E. Stewarts Lane, Nashville, TN 37218
Being also known as 1547 E. Stewarts Lane, Nashville, TN 37218
Being also known as 1551 E. Stewarts Lane, Nashville, TN 37218
Being also known as 1555 E. Stewarts Lane, Nashville, TN 37218

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto SECOND PARTY. This sale is made subject to the following matters:

1) Any and all liens against the property for unpaid property taxes and assessments; and

2) Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the SECOND PARTY, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the FIRST PARTY, as Successor Trustee, does hereby transfer, assign and set over unto the SECOND PARTY, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as it is authorized to do as Successor Trustee, but not further or otherwise.

WITNESS the signature of the FIRST PARTY on this, the day and date first above written.

Middle Tennessee Law Group, PLLC

By: _____
T. Jake Wolaver, Successor Trustee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who, being authorized so to do, acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Middle Tennessee Law Group, PLLC, Successor Trustee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of May, 2026.

My commission expires:
5-21-29

KIMBERLY L MATNEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-21-2029

Kimberly L. Matney
Notary Public

STATE OF TENNESSEE
MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,000,000.00.

Affiant

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

My commission expires:
5-21-29

Notary Public

KIMBERLY L MATNEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-21-2029

NEW PROPERTY OWNERS:

Heritage Bank & Trust
217 S. James Campbell Blvd.
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

SAME