Karen Johnson Davidson County
Batch# 1421850 DEEDTRS
05/19/2026 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $4,907.22
20260519-0044488

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
SHP-23-01550

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
MCLP Asset Company, Inc.	**MCLP Asset Company, Inc.**	**105 04 0I 002.00**
75 Beattie Place, Ste. 300 Greenville, SC, 29601	**75 Beattie Place, Ste. 300 Greenville, SC, 29601**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated June 29, 2022 and recorded July 7, 2022, at **Instrument Number 20220707-0078330**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **MIKE JOHNSON ENTERPRISES, LLC** ("Borrower") conveyed to LAURA PERRY, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on June 29, 2022, (the "Note"), which obligation is presently held by **MCLP Asset Company, Inc.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of LAURA PERRY, said appointment being set forth in **Instrument Number 20260209-0009767** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on April 30, 2026, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on March 19, 2026, March 26, 2026, April 2, 2026, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on April 30, 2026, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **MCLP Asset Company, Inc.** at the price of **One Million Three Hundred Twenty-Six Thousand Two Hundred Seventy-Five and 67/100 ($1,326,275.67)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Million Three Hundred Twenty-Six Thousand Two Hundred Seventy-Five and 67/100 ($1,326,275.67) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **MCLP Asset Company, Inc.** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B, ON THE PLAN OF HOMES AT 28 N. HILL STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT "A" TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20170606-0056601, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GUAN WANG, AN UNMARRIED MAN AND YA PING WANG, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM JESSICA RICHARDS, DATED 05/18/2018 AND RECORDED 05/23/2018, OF RECORD IN INSTRUMENT 20180523-0049291, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GUAN WANG, AN UNMARRIED MAN, YA PING WANG, A MARRIED MAN, AND ADRIAN LAM, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM GUAN WANG, AN UNMARRIED MAN, AND YA PING WANG, A MARRIED MAN, DATED 09/04/2018 AND RECORDED 09/07/2018, OF RECORD IN INSTRUMENT 20180907-0089018, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GUAN WANG, AN UNMARRIED MAN, AND YA PING WANG, A MARRIED MAN BY QUITCLAIM DEED FROM ADRIAN LAM, UNMARRIED, DATED 11/14/2018 AND RECORDED 12/10/2018, OF RECORD IN INSTRUMENT 201812100120251, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO OPENDOOR PROPERTY TRUST L, A DELAWARE STATUTORY TRUST BY WARRANTY DEED FROM GUAN WANG, AN UNMARRIED MAN, AND YA PING WANG, A MARRIED MAN, DATED 06/02/2021 AND RECORDED 06/08/2021, OF RECORD IN INSTRUMENT 20210608-0076733, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CASTILLE REA HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM OPENDOOR PROPERTY TRUST L, A DELAWARE STATUTORY TRUST, DATED 12/30/2021 AND RECORDED 01/14/2022, OF RECORD IN INSTRUMENT 202201 14-0005600, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MIKE JOHNSON ENTERPRISES, LLC BY WARRANTY DEED FROM CASTILLE REA HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 02/14/2022 AND RECORDED 04/25/2022, OF RECORD IN INSTRUMENT 20220425-0047071, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is now or was formerly known as 28 NORTH HILL STREET, NASHVILLE, TN 37210.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such

governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether 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.

WITNESS the signature of the Substitute Trustee on this the 5th day of May, 2026.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang

Title: member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Alexandra Turner of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 5th day of May, 2026.

Notary Public

My commission expires: 10/25/2027

A TURNER NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 25, 2027

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $1,326,275.67.

WITNESS my hand on this 5th day of May, 2026.

Printed Name: Victor Kang

Title: member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed before me this on this the 5th day of May, 2026.

Notary Public

My commission expires: 10/25/2027

A TURNER NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 25, 2027

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Yoser Kang, 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 is a true and correct copy of the original document executed on 05/05/2026 and authenticated according to law.

Signature

05/05/2026
Date

State of Georgia

County of Gwinnett

Personally appeared before me Alexandre Turner, a notary public for this county and state, Yoser Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

05/05/2026
Date

Seal (if on paper)

My Commission Expires: 10/25/2027

A TURNER NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 25, 2027