Karen Johnson Davidson County
Batch# 1423515 DEEDTRS
05/21/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $136.90
20260521-0046397

Prepared by:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
A Legacy Movement, LLC 4525 Harding Road, Suite 257 Nashville, TN 37205	SAME	082 07 0 351.00

TRUSTEE'S DEED

WHEREAS, Prosperous Enterprise, LLC executed Deed of Trust dated November 20, 2025, in favor of Jack F. Stringham, II, Trustee, to secure a Promissory Note payable to the order of A Legacy Movement, LLC, a Kentucky limited liability company, in the original amount of $50,000.00, which Promissory Note is more fully described in Instrument No. 20251203-0095813, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of other indebtedness then existing or to arise thereafter; and

WHEREAS, R. Houston Akin of Davidson County has been appointed Trustee by A Legacy Movement, LLC, the owner and holder of the Indebtedness by instrument of record at Instrument No. 20260316-0020753, Register's Office for Davidson County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

WHEREAS, the Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry on Wednesday, May 20, 2026, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Davidson County Courthouse, Nashville, Tennessee when and where A Legacy Movement, LLC (hereinafter the Grantee) became the last and highest bidder for cash at a price of Thirty-seven thousand dollars ($37,000.00).

NOW, THEREFORE, in their capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, R. Houston Akin, as Trustee (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns, certain property situated in Davidson County, Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, described as follows:

Being the West part of an unencumbered lot marked "Nave" as shown on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, in the Register's

Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northeast corner of Meridian Street and Josephine, now Grace Avenue, and running thence in an easterly direction with a northerly margin of said Grace Avenue 50 feet; thence in an northerly direction and at right angle to Grace Avenue 165 feet, to the southerly margin of an alley; thence with said alley, westerly 50 feet to the easterly margin of Meridian Street; thence in a southerly direction with the easterly margin of Meridian Street, 165 feet to the beginning.

Being the same property conveyed to Prosperous Enterprise, a Tennessee limited liability company LLC, herein by warranty deed dated 20th day of November, 2025, of record at in said Register's Office Tennessee.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

R. Houston Akin, as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Trustee will make no covenant of seisen, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties. interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection sad accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 20th day of May, 2026



R. Houston Akin, **as Trustee** and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2026, before me, the undersigned, personally appeared R. Houston Akin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 11-18-2029
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$37,000.00.**

_____
AFFIANT

Sworn and subscribed before me this 20th day of May, 2026.

_____ My Commission Expires: 3/5/30
Notary Public

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 20, 2026

May 21, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 21 day of May, 2026

Notary Public: _____

My Commission Expires: 7.6.26

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