Karen Johnson
Batch # 1429253
06/08/2026 09:27:30 AM
Fees: $18.00 Taxes: $852.85
Davidson County
DEEDTRS
3 pgs
20260608-0051214

FILE NO.: 25-27397

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Maria Proia conveyed to Charles E. Tonkin, II as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated September 17, 2019 and recorded on September 19, 2019 in Instrument No. 20190919-0095027, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Tennessee Housing Development Agency**; and

WHEREAS, Tennessee Housing Development Agency, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20251118-0091852 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on November 27, 2025, December 4, 2025, and

WHEREAS, the property was also advertised by a third-party internet posting company that posted the advertisement to the following website in accordance with and pursuant to §35-5-101(a)(2): www.BetterChoiceNotices.com

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on May 12, 2026

at 10:00 AM to the highest and best bidder for cash, at which sale Maria Dongas, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $230,500.00; and

WHEREAS, Maria Dongas has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Maria Dongas as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Maria Dongas, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5740 on the Plan of Brentwood Trace Condominiums, Section II of record in Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, amended in Book 5868, page 70, said Register's Office.

Being the same property conveyed to MARIA PROIA, AN UNMARRIED MAN by Warranty Deed from DARYL S. PATER, of record in Instrument No. 20190919-0095026, said Register's Office.

Property commonly known as: 5740 Stone Brook Dr, Brentwood, TN 37027.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

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

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 2 day of June, 2026.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BWD
Blair Weatherly - as Agent

Subscribed and sworn to before me on this 2 day of June, 2026.

Notary Public

My Commission Expires: JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Brock & Scott File No.: 25-27397
Property Address: 5740 Stone Brook Dr, Brentwood, TN 37027
Tax Parcel I.D. No.: 160 14 0D 021.00
Property Owner and Tax Notices:
Maria Dongas
6341 Wildwood Dr
Brentwood, TN 37027