PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
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Karen Johnson Davidson County
Batch # 1436425 DEEDTRS
06/22/2026 10:27:44 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260622-0055822

LOGS:24-124952
DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 9, 2018, recorded in Instrument No. 20180514-0046071, in the Register's Office of Davidson County, Tennessee, Darrell A. Thomas conveyed to Susan Voss, Trustee, as trustee for Regions Bank d/b/a Regions Mortgage, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20250625-0050180, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication The Tennessee Tribune, such advertisement appearing in said newspaper on October 23, 2025, October 30, 2025 by which advertisement the sale was appointed to be held on December 11, 2025 at 11:00 AM, at which time it was announced the sale adjournment to be held on February 19, 2026 at 11:00 AM, at which time it was announced the sale was further adjourned to be held on April 2, 2026 at 11:00 AM, at which time it was announced the sale was further adjourned to be held on May 28, 2026, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to DHB R LLC for the sum of $405,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, DHB R LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by DHB R LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said DHB R LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, Being the Westerly one-half of Lot number 94, on the Plan of Inglewood Place, as of record in Book 332, Page 101, Registers Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Darrell A. Thomas and wife, Deborah M. Thomas, by Warranty Deed, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8872, Page 360, Register's Office for Davidson County, Tennessee, dated February 22, 1993 and recorded February 24, 1993. Deborah M. Thomas now being deceased, leaving Darrell A. Thomas as surviving Tenant by the Entirety.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20180514-0046071, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Executor's Deed recorded in Instrument Number 202203180031826, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto DHB R LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 10 June, 2026.

LLG Trustee TN LLC

By: _____

Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 10 June, 2026, before me, a Notary Public, in and for said State and County, personally appeared Star Benfield, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

_____
My commission expires:

Sarah Carey
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____
My commission expires:

Sarah Carey
Notary Public

PROPERTY ADDRESS: 1120 Greenfield Avenue, Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DHB R LLC
735 Burgess Dr
Goodlettsville, TN 37072

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

LOGS File #24-124952
Map & Parcel -072 03 0 278.00

RETURN TO:

_____

_____

_____

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.