This instrument prepared by:

J.P. SELLERS
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM No.: 25-000231-505

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Springwaters 20-6 TCKMAH Trust
PO Box 50804
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1438227 DEEDTRS
06/25/2026 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $806.60
20260625-0057537

Tax ID: 061 13 0 029.00
Property Address: 2586 Bethwood Dr, Nashville, TN 37207-4605

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 27, 2006, Arnold M. Weiss, Attorney was named Trustee in a Deed of Trust of even date executed by JERRY NELSON, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $86,000.00, principal, said Deed of Trust being recorded as Instrument No. 20060629-0077643 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20250528-0041922** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **05/08/2025, 05/15/2025, 05/22/2025** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on June 12, 2025 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Springwaters 20-6 TCKMAH Trust,** submitted the highest and best bid, in the amount of $218,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Springwaters 20-6 TCKMAH Trust,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

**Being Lot No. 139 on the plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Jerry Nelson, a single person, from Celestine Jones, a single person, by deed on June 27, 2006, of record in Instrument Number 20060629-0077642, Register's Office for Davidson County, Tennessee.**

THIS IS IMPROVED PROPERTY KNOWN AS 2586 Bethwood Dr, Nashville, TN 37207-4605.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **Springwaters 20-6 TCKMAH Trust,** all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067, on this 24th day of June, 2025.

Jason Nabors, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason Nabors, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee on this 24th day of June, 2025.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me, this on this 24th day of June, 2025.

Notary Public:

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires July 6, 2026

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 25-000231-505-1

**EXHIBIT 'A'**

**SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT**

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Nabors, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 24th day of June, 2025.

Jason Nabors
Attorney at Law, Bar Number
037937
Mackie Wolf Zientz & Mann, P.C.

**ACKNOWLEDGEMENT**

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 24th day of June, 2025 before me, Candace Dodson, the undersigned officer, personally appeared Jason Nabors of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-16, and acknowledged that he executed the same as the act of his principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, State of
Tennessee

My Commission Expires
July 6, 2026

**True Copy Certification**

I, Yvette Meldrum, 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 June 25, 2026

Signature
June 25, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 25, 2026.

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY