Karen Johnson Davidson County
Batch# 1438272 DEEDTRS
06/25/2026 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20260625-0057603

This Instrument Prepared By:
Hudson, Reed & Christiansen, PLLC
16 Public Square North
Murfreesboro, Tennessee 37130
(615) 893-5522

NAME AND ADRESS OF NEW OWNER

Rajesh Aggarwal
757 Armstrong Place
Brentwood, Tennessee 37027

SEND TAX BILLS TO

Same

Map & Parcel - 071 14 0 334.00
Map & Parcel - 071 14 0 335.00
Map & Parcel - 071 14 0 336.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, ARNOLD HOMES LLC, a Tennessee limited liability company, by Deed of Trust (the "Deed of Trust") dated October 6, 2022, of record at Instrument Number 20221026-0115874 in the Register's Office for Davidson County, Tennessee, conveyed to Dan B. Andrews Jr., Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to FOURTH CAPITAL BANK; and,

WHEREAS, the Deed of Trust was assigned to NORMA J. CROW, pursuant to an Assignment of Deed of Trust dated August 8, 2025, of record at Instrument Number 20250808-0063170 in the Register's Office for Davidson County, Tennessee along with assignment of the Note and the related Indebtedness to the said assignee, and,

WHEREAS, the Deed of Trust was assigned to HOLISTIC GREENLAND LLC, a Tennessee limited liability company, pursuant to an Assignment of Deed of Trust of record at Instrument Number 20251031-0086707 in the Register's Office for Davidson County, Tennessee along with assignment of the Note and the related Indebtedness to the said assignee; and,

WHEREAS, default in payment of the Note and Indebtedness secured by the Deed of Trust has occurred; and,

WHEREAS, the owner(s) and holder(s) thereof directed that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure and sale in accordance with the terms and provisions of the loan documents and Deed of Trust; and,

WHEREAS, I, Jason N. King, was appointed Substitute Trustee under said Deed of Trust by instrument of record in said Register's Office as Instrument Number 20260527-0048230.

WHEREAS, I, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real property in the manner prescribed by law and in accordance with the terms

of said Deed of Trust, by advertising the sale of said real estate once each week for three (3) consecutive weeks, giving notice of the same, place and date of sale, which was not less than twenty (20) days after the date of first publication notice, and of the terms of sale in a newspaper of general circulation in Davidson County, Tennessee, namely, The Ledger, said sale to be for cash and free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust; and,

WHEREAS, pursuant to said advertisement, on June 22, 2026 at 10:30 a.m., CDT, outside the south side entrance of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County, Tennessee, 37201, I, Jason N. King, individually or by and through my agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real property hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time the said real property was struck off and sold, as is where is and without warranty as to its condition, to Rajesh Aggarwal, at and for the sum of $1,000,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser complied with the terms of the sale and honored such bid; and,

NOW THEREFORE, in consideration of the premises and payment by or on behalf of Rajesh Aggarwal of the sum of money so paid, receipt of which is hereby acknowledged, I, Jason N. King, as Substitute Trustee, do hereby grant, bargain, sell and convey to the said Rajesh Aggarwal, its successors and assigns in fee simple, and in bar of all equities above mentioned, the real property above mentioned and now further described, to-wit:

> The land with all the buildings and improvements thereon, situated at 18, 20, 22 Ligon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:
>
> Tract II: Being Lot No. 32 of Block "A" on the Map of East View Subdivision; of record in Book 547, Page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs hack between parallel lines 120 feet to a deadline. Included in the above description, but expressly excluded there from Is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in Book 3162, Page 187, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the north margin of Ligon Avenue and in the West boundary line of said Lot No. 32 and runs with said boundary line North 7 degrees 40 East, 120 feet to a point; thence with the north boundary line of Lot No. 32, South 82 degrees 20' 35" East 6 feet to a point; thence South 5 degrees 42' West, 120.2 feet to a point in the north margin of Ligon Avenue; thence with said margin North 82 degrees 20' West 10 feet to the point of beginning, containing 960 square feet, more or less.
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> Tract III: Being Lot No, 34 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said

County, Said Lot No, 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract IV: Being Lot No. 33 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract V: Being Lot No. 35 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs hack between parallel line 120 feet to a deadline.

Being the same property conveyed to Arnold Homes, LLC from Choice City Homes, LLC by Warranty Deed dated October 6, 2022 and recorded October 26, 2022 at Instrument Number 20221026-0115873 in the Register's Office for Davidson County, Tennessee and further conveyed by Arnold Homes, LLC to Arnold Homes LLC and Norma J. Crow by Quitclaim Deed recorded on June 9, 2025 at Instrument Number 20250609-0044969 in said Register's Office.

The said property is commonly known by the street addresses listed below.

18 LIGON AVE NASHVILLE, TN 37207- Map & Parcel - 071 14 0 334.00
20 LIGON AVE NASHVILLE, TN 37207- Map & Parcel - 071 14 0 335.00
22 LIGON AVE NASHVILLE, TN 37207- Map & Parcel - 071 14 0 336.00

TO HAVE AND TO HOLD, the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Dan B. Andrews Jr., Trustee, and unto its successors and assigns. The Substitute Trustee conveys said real property as is where is and making no warranties as to its condition, subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to Rajesh Aggarwal no greater title in the subject real property than he received as Substitute Trustee.

The sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the real property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the real property. This sale is also subject to any matter that an accurate survey of the real property might disclose.

IN WITNESS WHEREOF, the said Substitute Trustee, has hereunto set his hand and seal this 23rd day of June, 2026.

Substitute Trustee:

JASON N. KING

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Jason N. King, 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 (SUBSTITUTE TRUSTEE'S DEED), as such Substitute Trustee, for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this 23rd day of June, 2026.

NOTARY PUBLIC

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 10/21/2028

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 23rd day of June, 2026.

NOTARY PUBLIC

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 10/21/2028

My Commission expires: _____

RETURN TO:
HUDSON, REED, CHRISTIANSEN, PLLC
ATTN: JASON N. KING
16 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37130

Tennessee Certification of Electronic Document

I, Jason N. King, 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 18, 2026 (date of document).

Affiant Signature

June 23, 2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 10/21/2028