Karen Johnson Davidson County
Batch# 1438648 DEEDTRS
06/26/2026 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260626-0058130

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
MRMF-26-00356

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
PAUL S APPLEFIELD RETIREMENT TRUST AND THE STACY SILVERSTEIN SPECIAL NEEDS TRUST	**PAUL S APPLEFIELD RETIREMENT TRUST AND THE STACY SILVERSTEIN SPECIAL NEEDS TRUST**	**042 07 0 072.00**
4299 MacArthur Blvd., Suite 105 Newport Beach, CA, 92660	**4299 MacArthur Blvd., Suite 105 Newport Beach, CA, 92660**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated March 31, 2025 and recorded April 2, 2025, at **Instrument Number 20250402-0024927**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **RECOLOR PROPERTIES, LLC** ("Borrower") conveyed to TENNESSEE TITLE SERVICES, LLC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 31, 2025, (the "Note"), which obligation is presently held by **PAUL S APPLEFIELD RETIREMENT TRUST AND THE STACY SILVERSTEIN SPECIAL NEEDS TRUST**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of TENNESSEE TITLE SERVICES, LLC, said appointment being set forth at instrument number 20260414-0030510, in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on May 21, 2026, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on April 23, 2026, April 30, 2026, May 7, 2026, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on June 25, 2026, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **PAUL S APPLEFIELD RETIREMENT TRUST AND THE STACY SILVERSTEIN SPECIAL NEEDS TRUST** at the price of **Four Hundred Twenty Thousand and 00/100 ($420,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Four Hundred Twenty Thousand and 00/100 ($420,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **PAUL S APPLEFIELD RETIREMENT TRUST AND THE STACY SILVERSTEIN SPECIAL NEEDS TRUST** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: BEING LOT NO 31 ON THE PLAN OF HAVEN ACRES, SECTION TWO, AS OF RECORD IN BOOK 2331, PAGE 139, REGISTER`S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 151 FEET ON THE EAST SIDE OF DIANE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 265 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO RECOLOR PROPERTIES, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20250402-0024926, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is now or was formerly known as 211 DIANE DRIVE, MADISON, TN 37115.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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

WITNESS the signature of the Substitute Trustee on this the 26th day of June, 2026.

Rubin Lublin TN, PLLC

_____

Printed Name: _____

Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Sandra Udokang, of the state and county aforesaid, personally appeared, JEFFREY C. HORN, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 26th day of June, 2026.

Sandra Udokang

Notary Public

My commission expires: 02/18/2029

Sandra Udokang
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 02/18/2029

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

WITNESS my hand on this 26th day of June, 2026.

_____

Printed Name: JEFFREY C. HORN

Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC as Trustee/Agent

Sworn to and subscribed before me this on this the 26th day of June, 2026.

Sandra Udokang

Notary Public

My commission expires: 02/18/2029

Sandra Udokang
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 02/18/2029

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Destiny Tanner **, 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 is a true and correct copy of the original document executed on** 6/26/26 **and authenticated according to law.**

Destiny Tanner
Signature

6/26/2026
Date

State of Georgia

County of Gwinnett

Personally appeared before me Sandra Udokang **, a notary public for this county and state,** Destiny Tanner **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Sandra Udokang
Notary's Signature

06/26/2026
Date

Sandra Udokang
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 02/18/2029

Seal (if on paper)

My Commission Expires: 02/18/2029