This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
AMW-129920-FC
Tennessee
Map # 049-16-0A-006.00
THDA/Corcoran

Karen Johnson
Batch # 1440778
07/01/2026 09:24 AM
Fees: $13.00 Taxes: $617.90
Davidson County
DEEDTRS
2 pgs
20260701-0059319

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 15, 2014, and recorded in Instrument No. 20140725-0066203 in the Register's Office of Davidson County, Tennessee, Megan Corcoran, a single woman, conveyed to Hallmark Title Company, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20251016-0082438 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 18, 2026, at the at the front entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale 1 Public Homes LLC, whose address is 5133 Harding Pike Suite B10 #185, Nashville, TN 37205 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SIXTY SEVEN THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by 1 Public Homes, LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Law Offices of Arnold M. Weiss, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said 1 Public Homes, LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of the 2nd Revision of Willow Trace Subdivision, Phase 1, of record in Book 7900, Page 14, and as amended in Book 8020, Page 967 and Book 8046, Page 641, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Megan Corcoran, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument # 20140725-0066202, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto 1 Public Homes LLC, its successors and assigns in fee simple forever, to whom the said Law Offices of Arnold M. Weiss, PLLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said J. Luke Sanderson, Managing Attorney for the Law Offices of Arnold M. Weiss, PLLC, Substitute Trustee, has on June 22, 2026, hereunto set his hand and seal.

THE LAW OFFICES OF ARNOLD M. WEISS, PLLC
Substitute Trustee
BY: J. Luke Sanderson
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 22, 2026 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. Luke Sanderson, Managing Attorney for The Law Offices of Arnold M. Weiss, PLLC, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Ashley M. Swann
NOTARY PUBLIC

ASHLEY M. SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. OCT. 08, 2029

My Commission Expires: October 8, 2029

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
811 Willow Trace Court,
Whites Creek, TN 37189

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes, LLC
5133 Harding Pike Suite B10 #185
Nashville, TN 37205

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00
AFFIANT Nathan Cass
SUBSCRIBED AND SWORN TO BEFORE ME, July 1st, 2026
NOTARY PUBLIC
MY COMMISSION EXPIRES

My Commission Expires
January 22, 2029

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY