This instrument prepared by:

GAVIN COX
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
(615) 238-3630
MWZM No.: 26-000089-505

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
1 Public Homes, LLC
5133 Harding Pike, Ste. B10 pmb 185
Nashville, TN 37205

Karen Johnson Davidson County
Batch # 1442537 DEEDTRS
07/06/2026 01:43:41 PM 3 pgs
Fees: $18.00 Taxes: $684.50

20260706-0060565

Tax ID: 142 06 0D 065.00
Property Address: 551 Doral County Drive, Nashville, TN 37221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 25, 2019, Wilburn J. Evans was named Trustee in a Deed of Trust of even date executed by DEVLIN KARL HYTCHE-SIMMS AND JAQUETA HYTCHE-SIMMS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $171,731.00, principal, said Deed of Trust being recorded as Instrument No. 20190701-0063565 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. and AVT Title Services LLC were appointed to act individually or together as Co-Substitute Trustees under said Deed of Trust by instrument of record **as Instrument No. 20260522-0047235** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Co-Substitute Trustees 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 posting on - http://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **05/28/2026 and 06/04/2026** 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 24, 2026 on or about 10:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustees, 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 **1 Public Homes, LLC**, submitted the highest and best bid, in the amount of $185,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, does hereby sell, transfer and convey to **1 Public Homes, LLC**, 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:

(Grantors: Devlin Karl Hytche-Simms, a married man and Jaqueta Hytche-Simms, an unmarried woman)

Map 142-06-0D; Parcel 065.00CO

LAND in Davidson County, Tennessee, being Unit No. 35-B on the Plan of Doral Country Villa, Section Seven, as of record in Plat Book 5200, Page 223, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of Doral Country Villa, Section VII, a horizontal property regime established by Master Deed of record in Book 5532, Page 727, in said Register's Office.

BEING the same property conveyed to Devlin Karl Hytche-Simms, a married man and Jaqueta Hytche-Simms, an unmarried woman by Warranty Deed from Theresa L. Trumbo, an unmarried woman, of record in Instrument No. 20190701-0063564, in the Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 551 Doral County Drive, Nashville, TN 37221.

Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, as Co-Substitute Trustees, convey to **1 Public Homes, LLC**, all the rights conveyed to it as said Co-Substitute Trustees in said Deed of Trust, including such covenants and warranties as it, as such Co-Substitute Trustees, may lawfully make, all its actions in the premises being solely as Co-Substitute Trustees and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

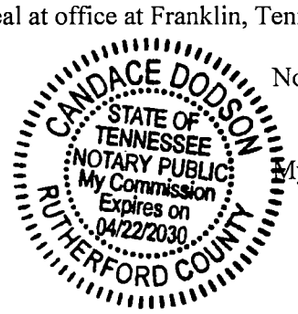
Witness my hand and official seal on this 29th day of June, 2026.

Andrew Jensen, Attorney, as agent for Co-Substitute Trustees
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
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, Andrew Jensen, Attorney, as agent Co-Substitute Trustees, 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 29th day of June, 2026.



Notary Public

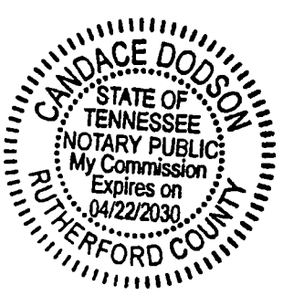
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this on this 29th day of June, 2026.



Notary Public:

My Commission Expires:

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 26-000089-505-2

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Jensen, 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 29th day of June, 2026.

Andrew Jensen
Attorney at Law, Bar Number
043120
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 29th day of June, 2026 before me, Candace Dodson, the undersigned officer, personally appeared Andrew Jensen 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 FirstBank, 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.

Notary Public, State of Tennessee

CANDACE DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/22/2030
RUTHERFORD COUNTY