Karen Johnson Davidson County
Batch# 1442967 DEEDTRS
07/07/2026 01:26:30 PM 4 pgs
Fees: $23.00 Taxes: $856.55
20260707-0061137

This instrument prepared by:
Thomas W. McWaters, Esq.
Local Counsel For
Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 3, 2020, Soulful Design and Builds, LLC, a Tennessee limited liability company made and executed to Trident Realty Investments, LLC; a certain deed of trust, conveying to Trey Cain (c/o Cain & Associates, PLLC). as trustee, certain property hereinafter fully set forth and described, was recorded August 6, 2020 in record as Instrument No 20200806-0087219; and subsequently, THOMAS W. MCWATERS ESQ. was appointed substitute trustee by document recorded April 6, 2026 in record as Instrument No 20260406-0026953 in the office of the Register of Davidson County, Tennessee.

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said deed of trust, the owner thereof requested the undersigned to advertise and sell the property conveyed hereby, according to the terms of said deed of trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in ***The Westview Newspaper, LLC dba The Ledger***, a newspaper published in, Davidson County, Tennessee, for two consecutive weeks, such advertisement appearing on April 24, 2026 and May 1, 2026, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being June 26, 2026, and place being as mentioned in said advertisement, at the front entrance of the Historic Davidson County Courthouse in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off to Trident Realty Investments, LLC, at and for the sum of $231,499.00 that being the highest and best bid offered; and

NOW, THEREFORE, the undersigned, THOMAS W. MCWATERS, ESQ., substitute trustee, hereby bargains, sells and conveys unto the said Trident Realty Investments, LLC for $231,499.00 the property above mentioned and now fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of HILLBROOK, SECTION IV, as of record in Plat Book 3842, Page 7, Register's Office for said County. Said Lot 245 fronts 75 feet on the Southerly side of Wallace Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Soulful Design and Builds LLC, a Tennessee limited liability company, by Warranty Deed from Jessie Louis Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust dated June 2, 2020, of record in Instrument No. 20200806-0087218, in the Register's Office of Davidson County, Tennessee, dated August 3, 2020 and recorded on August 6, 2020.

COMMONLY KNOWN AS: 264 Wallace Road, Antioch, TN 37211

PARCEL NUMBER: 148 01 0 134.00

And the said SUBSTITUTE TRUSTEE, THOMAS W. MCWATERS, ESQ., hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The proceeds of sale have been disbursed, as follows:

Advertising charges	$1,284.50
Transfer fee	$868.55
Recording fees	$16.75
Attorney fee	$2,760.00

IN WITNESS WHEREOF, the said SUBSTITUTE TRUSTEE., successor trustee, has hereunto set its hand and seal this 30 day of June, 2026.

Appointed Substitute Trustee

Thomas W. McWaters
Local Counsel for Wood & Lamping
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

STATE OF Tennessee
COUNTY OF Shelby

Before me a notary public in and for said state and county, personally appeared Thomas W. McWaters with whom I am personally acquainted and who upon oath acknowledged himself to be local counsel for Wood + Lamping and Trident Realty Investments, LLC, the within named bargainer, a corporation, and that he as such attorney, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as attorney.

Witness my hand and seal this 30 day of June, 2026.

Notary Public

ERICA REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SHELBY

My Commission Expires:

4·4·27

Property owner & address: *Trident Realty Investments, LLC - 17103 Preston Rd, STE 250, Dallas, TX 75248.*

Mail Tax Notice to *Trident Realty Investments, LLC - 17103 Preston Rd, STE 250, Dallas, TX 75248.*

I, or we, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $231,499.00 and other good and valuable consideration which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Agent for Grantee/Purchaser- Trident Realty Investments, LLC.

Sworn to and subscribed before me this 30 day of June, 2026.

Notary Public

ERICA REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SHELBY

My Commission Expires:
4.4.27

CERTIFICATION OF ELECTRONIC DOCUMENT

I, Thomas W. McWaters, 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 30, 2026 (date of document).

Affiant Signature

June 30, 2026
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 30 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 4.4.27

Notary's Seal (if on paper)

ERICA REED
TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

W+L 26-0294