Karen Johnson Davidson County
Batch# 1443225 DEEDTRS
07/08/2026 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,079.69
20260708-0061504

This instrument prepared by
BRITTANI B. DIAL, Attorney
Mitchell, Ross, Rocconi, PLLC
308 South Second Street
Clarksville, Tennessee 37040
(931) 552-1480

BRITTANI B. DIAL, Substitute Trustee

TO: SUBSTITUTE TRUSTEE'S DEED OF FORECLOSURE

FIRST FEDERAL BANK

THIS DEED OF REALTY, executed as of the 7th day of July 2026, by Grantor, BRITTANI B. DIAL, Substitute Trustee, to Grantee, FIRST FEDERAL BANK.

WITNESSETH:

That by Deed of Trust of record as Official Instrument Number 20220520-0058925, in the Register's Office for Davidson County, Tennessee, Blackacre Development Company, LLC, conveyed the hereinafter described realty to First Federal Bank, Trustee, and subsequently BRITTANI B. DIAL, being appointed Substitute Trustee (the "Trustee"), by Appointment of Substitute Trustee of record as Official Instrument Number 20260526-0047803, in the Register's Office for Davidson County, Tennessee to secure obligations described therein.

That default did occur in the terms, conditions, and provision of said obligations secured by the Deed of Trust of record as Official Instrument Number 20220520-0058925, in the Register's Office for Davidson County, Tennessee, and the holder of such note and obligation did declare the entire debt due and payable, and demanded the Substitute Trustee to sell according to the terms of the Deed of Trust.

That the Substitute Trustee, Grantor herein, did advertise by notice in the Nashville Ledger, a newspaper with general circulation in Nashville, Davidson County, Tennessee, with notices published on June 12, 2026, June 19, 2026, and June 26, 2026, that sale would be held on July 7, 2026, at 11:30 a.m. prevailing time, at the steps in front of the Nashville Metropolitan Courthouse, 1 Public Square, Nashville, Tennessee 37201.

That pursuant to *Tenn. Code Ann. § 35-5-202*, this notice of foreclosure sale is also posted to a third-party website at Foreclosuretennessee.com.

That on July 7, 2026 at 11:30 a.m. the sale was held according to the terms, conditions, and provisions of the notice as given, and the Grantee herein was the highest and best bidder, bidding the sum of Five Hundred Sixty-Three Thousand One Hundred Ninety Dollars and 63/100 ($563,190.63) which has been applied to the cost of foreclosure proceedings and the balance applied to the obligation secured by such Deed of Trust.

That Grantor does hereby transfer and convey unto Grantee, to have and to hold, and to his successors and assigns forever, the following described realty situated in Stewart County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at Sadler and Glenrose, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Sadler and Glenrose, a Horizontal Property Regime with Private Elements, of records as Instrument No. 20220505-0052214, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Sadler and Glenrose, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B' to said Declaration appearing in Instrument No. 20220505-0052214, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

This property is subject to (1) building setback lines, utility and drainage easements and all other matters on the aforementioned plat of record; (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This being the same property conveyed to Blackacre Development Company, LLC., a Tennessee Limited Liability Company from Orange Capital, LLC., a Tennessee Limited Liability Company, dated April 14, 2022, and recorded as Official Instrument Number 20220421-0046103, in the Register's Office of Davidson County, Tennessee. Being further identified as Map and Parcel #119-01-0Q-001.00

That Grantor covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except as herein set out. That the warranties made hereby are made by the Substitute Trustee in her representative capacity and not otherwise. The property is conveyed AS IS, WHERE IS, without representation or warranties of any kind whatsoever, whether expressed or implied.

IN WITNESS WHEREOF, Grantor has executed this deed of foreclosure as of the date written first herein.

BRITTANI B. DIAL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, BRITTANI B. DIAL, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Substitute Trustee, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 7 day of July 2026.

ASHLEY MARIE COPLEY STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: May 16, 2029

Name & Address of Property Owner:

First Federal Bank
611 E College Street
Dickson, TN 37055

Name & Address of Person Responsible for Payment of Taxes (if different)

STATE OF TENNESSEE,
MONTGOMERY COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$562,078.13**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 7 day of July, 2026.

Notary Public

My Commission Expires: May 16, 2029

ASHLEY MARIE COPLEY STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

202607080061504

Tennessee Certification of Electronic Document

I, Brittani B. Dial, 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 7/7/2026 (date of document).

Brittani B. Dial
Affiant Signature

7/7/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 7 day of July, 2026.

Ashley Copley
Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

