Karen Johnson Davidson County
Batch # 1444008 DEEDTRS
07/10/2026 02:19:37 PM 5 pgs
Fees: $28.00 Taxes: $24,272.00
20260710-0062545

This Instrument Prepared By:
Joseph P. Rusnak
Capitol View, Suite 600
500 11th Avenue North
Nashville, TN 37203
(615) 244-2770

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
CastleRock Communities Tennessee, LLC 2401 Fountain View Drive, #215 Houston, TX 77057	None	098-00-0-093.00

Send Tax Bills: New Owner

FOR AND IN CONSIDERATION of the sum of Six Million Five Hundred Sixty Thousand Dollars ($6,560,000.00) which represents the highest bid at the foreclosure sale held on July 10, 2026 at 1:00 p.m. at the Second Floor Mezzanine at the Historic Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee, pursuant to an appropriate notice published in the Davidson Wilson Tennessean, a newspaper of general circulation, on April 17 and 24, 2026 and online from and after April 17, 2026 at: https://Tennessean.com/public-notices, https://www.tnpublicnotice.com/, and at https://foreclosurestn.com/, and as announced publicly at the time and place of the sale originally scheduled for May 11, 2026, the undersigned, Joseph P. Rusnak, as substitute trustee, by written instrument recorded at Instrument No. 20260402-0026702, Register's Office for Davidson County, Tennessee, under the power and authority vested in me by that Commercial Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated October 31, 2024 executed by Heron Cove LLC in favor of BD Capital, LLC, and recorded at Instrument No.

20241104-0085287 in the Register's Office of Davidson County, Tennessee, and the indebtedness, the obligations therein described being in default, and said Deed of Trust having been assigned by BD Capital, LLC to CastleRock Communities Tennessee, LLC, by Assignment of Deed of Trust recorded at Instrument No. 20260402-0026701 in the Register's Office of Davidson County, Tennessee, I hereby quitclaim and convey unto CastleRock Communities Tennessee, LLC, a Tennessee limited liability company, its successors and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows **Land in Davidson County, Tennessee, described as follows, to-wit:**

Beginning at an iron rod in the easterly right-of-way of Earhart Road, at the southwestern corner of the Phillip Sutton property as described in Deed Book 11252 Page 543 RODC., said point being the northwestern corner of the herein described tract;

Thence, leaving said right of way, with Sutton's south line, South 81 degrees 30 minutes 55 seconds East, 857.80 feet to an iron rod found;

Thence, North 08 degrees 26 minutes 51 seconds East, 174.48 feet to an iron rod;

Thence, South 82 degrees 45 minutes 06 seconds East, 259.89 feet to an iron rod found;

Thence, South 82 degrees 40 minutes 21 seconds East, 620.42 feet to an iron rod found;

Thence, South 83 degrees 50 minutes 09 seconds East, 174.57 feet to an iron rod;
Thence, South 81 degrees 17 minutes 42 seconds East, 588.22 feet to an iron rod found;

Thence, South 81 degrees 23 minutes 46 seconds East, 337.82 feet to an iron rod;

Thence, South 08 degrees 06 minutes 32 seconds West, 1822.28 feet to an iron rod found;

Thence, South 85 degrees 14 minutes 48 seconds West, 47.56 feet to an iron rod found;

Thence, North 81 degrees 09 minutes 28 seconds West, 302.255 feet to an iron rod found;

Thence, North 81 degrees 02 minutes 43 seconds West, 293.315 feet to an iron rod;

Thence, North 84 degrees 03 minutes 54 seconds West, 195.89 feet to an iron rod

found;

Thence, North 83 degrees 35 minutes 27 seconds West, 208.205 feet to an iron rod found;

Thence, North 07 degrees 50 minutes 46 seconds East, 900.13 feet to an iron rod found;

Thence, North 83 degrees 42 minutes 38 seconds West, 899.75 feet to an iron rod found;

Thence, North 08 degrees 02 minutes 10 seconds East, 209.17 feet to an iron rod;

Thence, North 08 degrees 02 minutes 05 seconds East, 149.37 feet to an iron rod found;

Thence, North 08 degrees 22 minutes 42 seconds East, 144.08 feet to an iron rod at the northeast corner of the Albert Rychen property as described in Deed Book 5663 Page 701 RODC;

Thence, with Rychen's north line, North 82 degrees 29 minutes 27 seconds West, 900.00 feet to an iron rod in the right of easterly way of Earhart Road;

Thence, with said right of way, North 07 degrees 24 minutes 45 seconds East, 177.67 feet to an iron rod;

Thence, with a curve to the right having a Delta Angle of 12 degrees 35 minutes 36 seconds, a Radius of 539.50 feet, an Arc Length of 118.58 feet, a Chord Bearing of North 13 degrees 42 minutes 33 seconds East, and a Distance of 118.345 feet to the point of beginning and containing 69.867 acres, more or less.

According to a survey by Steve Delle, Delle Land Survey Company, Inc., dated February 6, 2007, TN License #1710.

BEING the same property conveyed by Special Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership to Hooper Property, LLC, a Tennessee limited liability company, recorded March 3, 2022, as Instrument No. 20220303-0024375 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $3,046,667.00.

BEING the same property conveyed by Quit Claim Deed from Hooper Property, LLC, a Tennessee limited liability company to Heron Cove, LLC, a Tennessee limited liability company, recorded November 1, 2024, as Instrument No. 20241101-0085118 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

This is property commonly known as: 69.78 acre tract/Earhart Road, Mount Juliet, TN 37122.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 10th day of July 2026.

Joseph P. Rusnak, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,560,000.00.

Affiant

Subscribed and sworn before me, this 10th day of July 2026.

Notary Public

My Commission Expires:

TERESA H. HOBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Teresa H. Hobbs a Notary Public of said County, Joseph P. Rusnak, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of July 2026.

Teresa H. Hobbs
Notary Public

My Commission Expires: TERESA H. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027