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.: 21-000003-671

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Nisar A. Mohammadi
6765 Sugar Hill Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1447388 DEEDTRS
07/15/2026 01:01:48 PM 4 pgs
Fees: $23.00 Taxes: $892.07
20260715-0064035

Tax ID: 018030015.00
Property Address: 221 Pear Orchard Dr, Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 21, 2007, Priority Trustee Services of Tennessee, L.L.C. was named Trustee in a Deed of Trust of even date executed by TERRY D. GODDARD, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $100,000.00, principal, said Deed of Trust being recorded as Instrument No. 20070327-0036417 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. was appointed as Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20230606-0042801** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee 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: **06/04/2026 and 06/11/2026** 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 July 9, 2026 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Mackie Wolf Zientz & Mann, P.C. individually or by and through its agent, as said Substitute Trustee, 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 **Nisar A. Mohammadi**, submitted the highest and best bid, in the amount of $241,100.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Nisar A. Mohammadi**, 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:

Land referred to in this commitment is described as all that certain property situated in City of Goodlettsville in the County of Davidson, and State of Tennessee and being described in a deed dated 04/01/1988 and recorded 06/08/1988 in Book 7566 Page 224 among the land records of the County and State set forth above, and referenced as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Connell Hills as of record in Book 2900, Page 141, Register`s Office for said county, described as follows: Beginning on the north margin of Pear Orchard Drive, at the corner of Lots 8 and 9, thence Northerly with the line between said lots, 189 feet to a monument; thence North 34 degrees 12 minutes East 104.6 feet to a monument thence South 53 degrees 37 minutes East 250.8 feet to the corner of Lots Nos. 7 and 8, thence Southwesterly with the line of said lots, 195.1 feet to the Easterly margin of Pear Orchard Drive; thence with said drive, in a Northerly and Northwesterly direction, around a slight curve, 94.1 feet to the beginning.

Being the same property conveyed to Terry D. Goddard by deed from Louise D. Goddard Wright and husband, James Carl Wright of record in Book 6146, Page 361, Register`s Office for Davidson County, Tennessee.

Parcel No. 01803001500

THIS IS IMPROVED PROPERTY KNOWN AS 221 Pear Orchard Dr, Goodlettsville, TN 37072.

Mackie Wolf Zientz & Mann, P.C. as Substitute Trustee, convey to **Nisar A. Mohammadi**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee 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 14th day of July, 2026.

Andrew Jensen, Attorney, as agent for Substitute Trustee
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 Substitute Trustee, 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 14th day of July, 2026.

Notary Public:

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $241,100.00.

Affiant

Subscribed and sworn to before me, this on this 14th day of July, 2026.

Notary Public:

My Commission Expires:

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

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 21-000003-671-3

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 14th day of July, 2026.

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

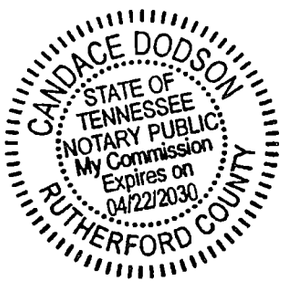
ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 14th day of July, 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 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1, 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



Tennessee Proof of Internet Posting
AVT Title Services, LLC

AVT Title Services LLC, does hereby certify the following statements are true and correct to the best of our knowledge:

1. I, the undersigned, am the Trustee & Sales Coordinator at AVT Title Services LLC, which utilizes the following website, https://tnforeclosurenotices.com, a website dedicated to listing foreclosure sale information for public access.

2. AVT Title Services LLC confirms that it was employed to post and publish the referenced Notice of Sale on a third-party site, https://tnforeclosurenotices.com, as mandated by Tennessee Code Annotated § 35-5-101(a)(2).

3. The root domain website address for this site was submitted to the Publication Division of the Tennessee Secretary of State's office and is publicly available on their website.

4. I further certify that the Notice of Sale referenced as:

Property Address: 221 Pear Orchard Dr, Goodlettsville, TN 37072
Property County: Davidson
Customer Reference #: 21-000003-671-3

has been posted and published on https://tnforeclosurenotices.com, an internet site accessible over the World Wide Web and freely available to the general public through standard internet search engines.

5. The aforementioned Notice of Sale was continuously available for viewing and printing for a minimum period of twenty (20) consecutive days, specifically during the following dates:

Beginning Date: **May 26, 2026**
Ending Date (at least through): **July 9, 2026**

The undersigned declares the above statement to be true and correct.

/s/ Kara Brock
Kara Brock, Trustee & Sales Coordinator
AVT Title Services LLC
Date: May 26, 2026