NEW OWNER:

William Russell Bennett
39 Halsey Drive
Old Greenwich, CT 06870

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILL TO:

New Owner

Map/Parcel 043100A007.00 (A-16)

Karen Johnson
Batch # 1452868
07/31/2026 09:27:34 AM
Fees: $18.00 Taxes: $109.89
Davidson County
DEEDTRS
3 pgs
20260731-0070569

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **Tatiana Mindlin,** executed a Deed of Trust to Tony D. Gregory, Trustee, dated February 16, 2024, of record as Instrument No. 20240229-0014003, in Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note payable to the order of Volunteer Bank, hereinafter referred to as the "Deed of Trust"; and

WHEREAS, said conveyance was made for the purpose of securing the payment of certain sums as evidenced by a Promissory Note payable to the order of Volunteer Bank and a default having occurred in the payment of same; and

WHEREAS, pursuant to the above default, the original Trustee has tendered his resignation, and by Appointment of Substitute Trustee, dated June 17, 2026, of record as Instrument Number 20260624-0056900, Register's Office for Davidson County, Tennessee, Volunteer Bank did convey all of the rights, powers and privileges of the original Trustee as named in the Deed of Trust unto the undersigned, Byron M. Gill, Substitute Trustee; and

WHEREAS, acting pursuant to the demand made by Volunteer Bank, the owner and holder of the indebtedness, and acting pursuant to the power and authority vested in the Trustee under the Deed of Trust and the Appointment of Substitute Trustee, Byron M. Gill, Substitute Trustee, duly advertised and sold the below described property at the south door of the Matro/Davidson County

Courthouse located at 1 Public Square, Nashville, Davidson County, Tennessee, on July 27th, at 10:00 a.m., local time, to the highest and best bidder for cash, at which sale the same was bid in and sold to William Russell Bennett at and for the sum of Twenty-Nine Thousand Seven Hundred and 00/100 Dollars ($29,700.00), the receipt of which is hereby acknowledged.

NOW, THEREFORE, **BYRON M. GILL, Substitute Trustee**, has this day bargained and sold, and by these presents does hereby transfer and convey unto **WILLIAM RUSSELL BENNETT**, his successors, heirs, and assigns, forever, the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows:

> **Land in Davidson County, Tennessee, being Unit No. A-205 on the Plan of Building "A" Madison Park Condominiums, of record in Plat Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee, to which play reference is hereby made for a more complete description.**
>
> **Being a part if the same property conveyed to Tatiana Mindlin, by warranty deed from George Andrew Zirkle, II, Co-Trustee and Joyce Z Tapscott, Co-Trustee of the Zirkle Family Revocable Trust dated October 20, 2008, as amended and restated on November 22, 2010, said deed dated May 24, 2021 and recorded May 26, 2021, in Instrument No. 20210526-0071195, Register's Office for Davidson County, Tennessee.**
>
> **Street address being 555 N Dupont Ave. Apt A16, Madison, TN 37115.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said William Russell Bennett his successors, heirs and assigns, in fee simple, forever.

I further transfer, assign and convey unto William Russell Bennett his successors, heirs and assigns, all the rights and benefits of the covenants and warranties set forth in the aforesaid Deed of Trust executed to me as Substitute Trustee only, and not otherwise. It is the intention of the Substitute Trustee to convey no greater title to the subject real property than received as Substitute Trustee.

This conveyance is made subject to all matters shown on any applicable recorded Plat or Plan; any real property taxes which exist as a lien against said property, including without limitation city

and county property taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior mortgages (including the first priority Deed of Trust, of record in Instrument No. 20210526-0071196, as assigned by Instrument No. 20260410-0029148, Register's Office for Davidson County, Tennessee), liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose and/or any tenant(s) rights in possession.

WITNESS MY SIGNATURE hereto this 27th day of July, 2026.

BYRON M. GILL, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named bargainor, **BYRON M. GILL, 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 this 27th day of July, 2026.

ERIN MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Notary Public

My Commission Expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $29,700.00.

Affiant

SWORN AND SUBSCRIBED to before me this 27th day of July, 2026.

Notary Public

My Commission Expires: _____

ERIN MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028