Name and address of new owner:
BD Capital SE, LLC
67 Mountain Blvd., Suite 201
Warren, NJ 07059

Send Tax Bills:
BD Capital SE, LLC
67 Mountain Blvd., Suite 201
Warren, NJ 07059

Karen Johnson Davidson County
Batch # 1452958 DEEDTRS
07/31/2026 12:26:58 PM 3 pgs
Fees: $18.00 Taxes: $10,734.71
20260731-0070756

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 115-11-0-016.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 10, 2025, of record at Instrument No.: 20250716-0055930 in the Register's Office of Davidson County, Tennessee, Allen Chadwick Harris and Marianne Wilson Harris, as members of **Brick House Dev, LLC** and Harland Clayton Harris, as member of **Square Property, LLC**, conveyed to First National Title & Escrow, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to BD Capital SE, LLC; and,

WHEREAS, by instrument recorded at Instrument No.: 20260603-0049980, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in two weekly publications in the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 26, 2026 and July 3, 2026 as well as an internet publication beginning June 26, 2026 at www.foreclosuretennessee.com stating that on Friday, July 17, 2026 at or about 10:00 am at the front door of the Historic Nashville Metro Courthouse, 1 Public Square, Nashville, TN 37201 said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, as announced on July 17, 2026 at the time and place listed above, said sale was postponed to Friday, July 31, 2026 at 12:00 pm (Noon); and,

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in the postponement announcement, and on the terms listed in the published notice, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **BD Capital SE, LLC**, its successors and assigns for **$2,901,272.77**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **BD Capital SE, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 318, as shown on the map entitled Plan of West Meade Farms, Inc., Section "N", of record in Plat Book 2133, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> DEED REFERENCE:
> Harris Properties, LLC, a Tennessee limited liability company to Brick House Dev, LLC, a Tennessee limited liability company, as to an undivided 85% interest and Square Property, LLC, a Tennessee limited liability company, as to an undivided 15% interest by deed dated 03/05/2024 and recorded on 03/08/2024 as Instrument No.: 20240308-0016183 in the Official Records of the Davidson County Recording Office.
>
> **Subject to** any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.
>
> This description was taken from the deed of trust being foreclosed on of record at Instrument No.: 20250716-0055930, said Register's Office.
>
> TAX MAP-PARCEL NO.: 115-11-0-016.00
> PROPERTY ADDRESS: 641 Brook Hollow Road, Nashville, TN 37205, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 31st day of July, 2026.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 31st day of July, 2026.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$2,901,272.77**.

Affiant

Subscribed and sworn before me, this 31st day of July, 2026.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 09-26-2027

DGM File #76694