File # 2026-411

Karen Johnson Davidson County
Batch# 1453329 DEEDTRS
08/03/2026 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $2,871.20
20260803-0071326

This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	MAP AND PARCEL NO.:	SEND TAX BILL:
Mitch Kinder Development, LLC 6219 Bridlewood Lane Brentwood, TN 37027	Map/par. 093-11-0G-504.00 CO	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert Walick, a single person (hereinafter "Borrower") by Open-End Deed of Trust dated November 9, 2020, of record at Instrument No. 20201117-0135471, Register's Office for Davidson County, Tennessee and said Open-End Deed of Trust being amended and modified by instrument of record dated December 2, 2020 whereby said instrument being of record at Instrument No. 20201211-0145510, in the Register's Office for Davidson County, Tennessee, said amendment and modification increasing the amount secured by said Open-End Deed of Trust to an amount not to exceed $301,500.00 to all of which reference is here made (hereinafter collectively referred to as the "Deed of Trust"), conveyed to David Marttala, Trustee (the "Deed of Trust"), certain property described in said Deed of Trust (hereinafter the "Property"); and

WHEREAS, a Substitute Trustee has been appointed Substitute Trustee by Lender, the owner and holder of the obligation, by appointment of Substitute Trustee of record at Instrument No. 20260518-0044095, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement on June 12, 19 & 26, 2026 in *The Westview Newspaper*, a newspaper of general circulation in Davidson County, Tennessee, as required by law and as required by the terms of the Deed of Trust and the legal notice was also published online at www.tnledger.com and www.tnpublicnotice.com, offered

the Property for sale to the highest bidder for cash, at public outcry at 11:00 a.m. prevailing time on **July 15, 2026,** at the Main Door of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee when and where Mitch Kinder Development, LLC (hereinafter the "Grantee") became the last and highest bidder for cash at a price of Seven Hundred Seventy-Six Thousand and 00/100 Dollars ($776,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further or to any greater extent. The Property is sold **AS IS, WHERE IS AND WITH ALL FAULTS**, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, **THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE.** The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

This conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exist as a lien against the said Property; any matter that an accurate survey of the property might disclose; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

202608030071326

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 15th day of July, 2026.

Thomas W. Lawless

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2026.

Notary Public

My Commission Expires: 6/16/29

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $776,000.00.

Thomas W. Lawless

AFFIANT

Sworn and subscribed before me
this 15th day of July, 2026.

NOTARY
My commission expires: 6/16/29

TAMMY MCCAULEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TAMMY MCCAULEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 504, as established by the Amended and Restated Master Deed or Declaration of City Lights Condominiums of record as Instrument No. 20220816-0092835, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended and Restated Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 504 as shown on Garage Level 2 as set forth in Exhibit C to said Amended and Restated Master Deed, Storage Unit 504 as shown on Condo Level 5 as set forth in Exhibit C to said Amended and Restated Master

BEING the same property conveyed to Robert Walick, an unmarried man, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, dated 7/19/2019 and recorded 7/24/2019 in Instrument No. 20190724-0072645, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mitch Kinder Development, LLC by Warranty Deed from First National Bank of Middle Tennessee Inc., a Tennessee Corporation dated 30th day of July, 2026 and appearing of record in Record Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 07/30/2026 **(date of document).**

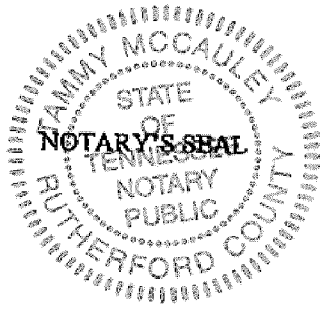
Affiant Signature

Date: July 30, 2026

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this July 30, 2026**.**

Notary's Signature



MY COMMISSION EXPIRES: 6-16-29