Karen Johnson Davidson County
Batch# 1456386 DEEDTRS
08/07/2026 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $668.62
20260807-0072741

FILE NO.: 26-09218

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Sidney Antwone Gray aka Sidney Gray conveyed to David P. Dempsey as Trustee for the benefit of Fifth Third Bank, National Association, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated February 1, 2024 and recorded on February 5, 2024 in Instrument No. 20240205-0007861, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Fifth Third Bank, N.A.**; and

WHEREAS, Fifth Third Bank, N.A., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20260417-0031554 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on June 18, 2026, June 25, 2026, and

WHEREAS, the property was also advertised by a third-party internet posting company that posted the advertisement to the following website in accordance with and pursuant to §35-5-101(a)(2): www.BetterChoiceNotices.com

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on July 23, 2026

at 10:00 AM to the highest and best bidder for cash, at which sale Fifth Third Bank, N.A., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $180,708.00; and

WHEREAS, Fifth Third Bank, N.A. has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Fifth Third Bank, N.A. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Fifth Third Bank, N.A., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 920, Four Maples Condominiums, as established under Master Deed of record in Book 5657, Page 438, as corrected in Book 5660, Page 185, amended in Book 9263, Page 512 and Instrument No. 20051012-0122820, and depicted in Plat Book 5200, Page 283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Lynzee Pinkert, a single woman, by Warranty Deed from Atef Boutros, married, of record in Instrument No. 20200415-0039290, in the Register's Office of Davidson County, Tennessee, dated April 09, 2020 and recorded on April 15, 2020.

Property commonly known as: 920 Coarsey Dr, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 3 day of August, 2026.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

26-09218

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,708.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BW

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 13 day of August, 2026.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 26-09218
Property Address: 920 Coarsey Dr, Nashville, TN 37217
Tax Parcel I.D. No.: 107 13 0A 020.00
Property Owner and Tax Notices:
Fifth Third Bank, N.A.
5001 Kingsley Drive
Cincinnati, OH 45227

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 August 3, 2026.

BW

Affiant Signature

Date: 8/3/2026

State of GA

County of Dekalb

Sworn to and subscribed before me this 3 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

