This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 075 12 0C 052.00
751 TULIP GROVE ROAD, UNIT 1101,
HERMITAGE, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
DHB R LLC
C/O DAN HEICHELBECH
728 STILL POND RD.
COLUMBIA, TN 38411

Karen Johnson Davidson County
Batch # 1459236 DEEDTRS
08/13/2026 10:19:21 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20260813-0075236

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 19, 2007, GREGORY S. PERRONE** was named Trustee in a Deed of Trust of even date executed by **SUSAN LEE PECH, UNMARRIED,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$134,194.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070926-0114680 AND MODIFIED IN 20211007-0135036,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20260608-0051193,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty (20) days notice by two (2) successive publications, namely of **JUNE 26, 2026 AND JULY 3, 2026,** in **NASHVILLE LEDGER**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, **and on www.foreclosurestn.com and in the Tennessee Press Association Public Notices in compliance with T.C.A. 35-5-101 ET. SEQ.,** said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **THURSDAY, JULY 23, 2026 AT 10:00 A.M. LOCAL TIME AT THE HISTORIC DAVIDSON COUNTY COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, TENNESSEE,** I, **J. PHILLIP JONES**, individually or by and through his 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 time **DANIEL HEICHELBECH ON BEHALF OF DHB R LLC** submitted the highest and best bid in the amount of **$230,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **DHB R LLC,** 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 IN DAVIDSON COUNTY BEING LOT NO. 52 (UNIT 1101) ON THE BROOKSIDE PARK (VILLA) TOWNHOMES, PHASE TWO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 200010100100359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUSAN LEE PECH, UNMARRIED, BY DEED DATED SEPTEMBER 19, 2007, OF RECORD IN INSTRUMENT NO. 20070926-0114679, IN THE REGISTER OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 751 TULIP GROVE ROAD, UNIT 1101, HERMITAGE, TN 37076

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **DHB R LLC** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES,** 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 Nashville, Tennessee **JULY 23, 2026.**

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-5-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$230,000.00**.

Affiant

Subscribed and sworn to before me, this **23RD day of JULY, 2026.**

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-5-28