Karen Johnson Davidson County
Batch# 1459418 DEEDTRS
08/13/2026 02:01:30 PM 6 pgs
Fees: $33.00 Taxes: $466.20
20260813-0075644

PREPARED BY AND RETURN TO:
Mickel Law Firm, P.A.
1501 North University, Suite 764 Little Rock
Arkansas 72207-5238
Phone: 888-217-5535

FHA: # 483-6533045-703

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:

Mickel Law Firm, P.A., Substitute Trustee
1501 North University, Suite 764 Little Rock
Arkansas 72207-5238
Phone: 888-217-5535

TO:

GRANTEE:

NewRez LLC

WHEREAS, by Deed of Trust dated January 21, 2021, and recorded as Instrument No.20210125-0010442, in the Register's Office of Davidson County, Tennessee, Ricardo D. Roberts Sr, conveyed to Mark W. Bell, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the

Ricardo D. Roberts Sr
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undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in a newspaper of general circulation in Davidson County, Tennessee such advertisement appearing in said newspaper on May 22, 2026 and May 29, 2026 by which advertisement the sale was appointed to be held on August 6, 2026, at the front entrance of the Davidson County Courthouse, Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201, at or about 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 3901, et seq.; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to NewRez LLC, at and for the sum of $126,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by NewRez LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Mickel Law Firm, P.A., as Substitute Trustee, has GRANTED, BARGAINED, SOLD, QUITCLAIMED, and CONVEYED, AS IS, and by these presents DOES GRANT, BARGAIN, SELL, QUITCLAIM AND CONVEY, AS IS unto the said NewRez LLC, and unto his/her/its successors and assigns forever, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 19, Lot No. 27, in a Horizontal Property Regime as shown on the Condominium Site Plan, Phase 6, Revision of Lots 25, 26, 27 & 28, Section Three, Quail Valley, of record in Plat Book 5800, Page 204, and as established by Master Deed of record in Book 5884, Page 534 and in Book 5970, Page 828, amendments of record in Book 6081, Page 130, Register`s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
Being the same property conveyed to the Grantor(s) by Deed of record in Instrument Number 202101250010441 in the Register`s Office for Davidson County, Tennessee.

Parcel ID: 108 08 0E 019.00

More Commonly Known As: 1314 Quail Valley Rd., Nashville, TN 37214.

Ricardo D. Roberts Sr, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of Trust recorded January 25, 2021 as Instrument No. 20210125-0010442 in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any ways appertaining unto NewRez LLC , his successors and assigns, in fee simple forever, to whom the said Mickel Law Firm, P.A., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Mickel Law Firm, P.A., Substitute Trustee, on the 14 day of August, 2026 has hereunto set his hand and seal.

Mickel Law Firm, P.A.

By: _____ 12:12 pm
James H. Swindle, Jr. (TN Bar No. 038244)

STATE OF ARKANSAS)

)**ACKNOWLEDGMENT**

COUNTY OF Pulaski)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James H. Swindle, Jr., who acknowledged himself to be an authorized signatory of Mickel Law Firm, P.A., the within bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing for Mickel Law Firm, P.A. on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 11th day of August, 2026.

Crystal Kile
Notary Public

My Commission Expires:

2/5/2032

CRYSTAL KILE
COMM. EXP.
02-05-2032
No. 12717319
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

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I, or we, hereby swear and affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ARKANSAS)

)**ACKNOWLEDGMENT**

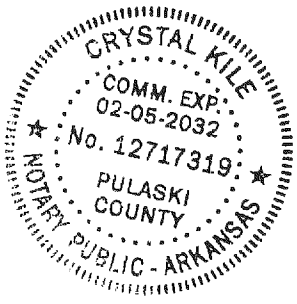
COUNTY OF Pulaski)

Subscribed and sworn to before me on the date written above.

Notary Public

My Commission Expires:

2/5/2032



PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Shellpoint Mortgage Servicing
55 Beattie Place
Suite 100
Greenville, SC 29601-2743

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Tennessee Certification of Electronic Document

I, James H. Swindall, IV 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 8-11-26 (date of document).

Affiant Signature

8-11-26
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me thi. 11th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2-5-2032

NOTARY'S SEAL



202608130075644