This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 070 05 0C 002.00
AS 2617 ALPINE PARK AVENUE
NASHVILLE, TN 37218

Karen Johnson Davidson County
Batch # 1462891 DEEDTRS
08/24/2026 10:53:37 AM 2 pgs
Fees: $13.00 Taxes: $1,465.20
20260824-0078344

NO MORTGAGE
New Owner - Send Tax Bills:
REGIONS BANK
P.O. BOX 18001
HATTIESBURG, MS 39404

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 10, 2021, SUSAN VOSS,** was named Trustee in a Deed of Trust of even date executed by **ELIZABETH JORDAN, UNMARRIED WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$439,500.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20211116-0152503,** 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, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20260622-0055636,** 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 **JULY 3, 2026 AND JULY 10, 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 **TUESDAY, AUGUST 18, 2026 AT 11:00 A.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, 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 **REGIONS BANK D/B/A REGIONS MORTGAGE,** submitted the highest and best bid in the amount of **$396,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **REGIONS BANK**, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF ALPINE PARK BLVD, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING ALPINE PARK BLVD OF RECORD IN INSTRUMENT NO. 20191011-0104674 AND PLAN OF ALPINE TERRACE OF RECORD IN PLAT BOOK 421, PAGES 131 AND INSTRUMENT NO. 20190312-0022382 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH JORDAN, AN UNMARRIED WOMAN BY WARRANTY DEED DATED NOVEMBER 10, 2021 AND RECORDED IN INSTRUMENT NO. 20211116-0152502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2617 ALPINE PARK AVENUE, NASHVILLE, TN 37218.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **REGIONS BANK** 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 on **AUGUST 18, 2026.**

Notary Public

My Commission Expires: 9.5.28

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$396,000.00**

Affiant

Subscribed and sworn to before me, this **18TH day of AUGUST, 2026.**

Notary Public

My Commission Expires: 9.5.28

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203