PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
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(704) 333-8107

Karen Johnson Davidson County
Batch # 1464857 DEEDTRS
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Fees: $18.00 Taxes: $777.00
20260827-0079602

**LOGS:26-126490**
**DAVIDSON COUNTY**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 11, 2025, recorded in Instrument No. 20250321-0020967, in the Register's Office of Davidson County, Tennessee, George L. Harrison, Jr. aka George Lewis Harrison, Jr. conveyed to Sun West Mortgage Company, Inc., 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20260512-0042747, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on May 29, 2026, June 5, 2026 by which advertisement the sale was appointed to be held on July 23, 2026, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 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. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Dale Hire for the sum of $210,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Dale Hire, 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 Dale Hire the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Dale Hire, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

The land referred to herein below is situated in the City/TownNillage/Borough of Antioch, County of Davidson and State of Tennessee and is described as follows:

ALL OF HER TITLE, INTEREST, AND ESTATE, LEGAL AND EQUITABLE, IN AND TO A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 136, SOUTH SHORE, SECTION 1, PHASE II, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050210-0015592, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CMH PARKS, INC., FROM ALLEN J. NEWCOMB, BY WARRANTY DEED DATED JUNE 15, 2000, OF RECORD IN INSTRUMENT NO. 20050921-0113254.. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20250321-0020967, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Intrustment Number 202106040074936, in the Register's Office for 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 wise appertaining unto Dale Hire, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this 18 August, 2026.

LLG Trustee TN LLC

By: _____

Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 18 August, 2026, before me, a Notary Public, in and for said State and County, personally appeared Star Benfield, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

_____ Sarah Carey
My commission expires: Notary Public

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
_____, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

_____ Sarah Carey
My commission expires: Notary Public

SARAH CAREY
Notary Public - North Carolina
Gaston County
My Commission Expires Mar 24, 2029

**PROPERTY ADDRESS:** 2149 Beachfront Avenue, Antioch, Tennessee 37013

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Dale Hire
4225 Ceceil Ct. South
Nashville, TN 37207

**LOGS File #26-126490**
**Map & Parcel -165050A09700CO**

RETURN TO:

_____

_____

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PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.