RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss & Cummins, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WC #7255-0130129-FC
TENNESSEE/FHA
PARCEL ID: 052 01 0A 113.00
FHA #: 483-6957045
THDA/MAYS

Karen Johnson Davidson County
Batch # 1465262 DEEDTRS
08/31/2026 09:12:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260831-0080186

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 8, 2023, and recorded in Instrument No. 202309190073574, in the Register's Office of Davidson County, Tennessee, Danny Ray Mays, an unmarried man, conveyed to Closed Title, Trustee(s), 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 Instrument No. 20260529-0048553, 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 undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on, Wednesday, August 26, 2026, at the front entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, of Davidson County, Tennessee; 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, whose address is 502 Deaderick Street, 3rd Floor, Nashville, TN 37243, at and for the sum of ONE HUNDRED THIRTY-SIX THOUSAND AND NO/100'S DOLLARS, 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Law Offices of Arnold M. Weiss, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in, Madison, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 113 ON THE PLAN OF SECTION ONE-REVISED, COVENTRY WOODS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 567 AND AS SHOWN ON EXHIBIT "C" IN BOOK 6966, PAGE 370, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO DANNY RAY MAYS, AN UNMARRIED MAN, BY WARRANTY DEED FROM KIMBERLY A. WILLIAMS, A MARRIED WOMAN, N/K/A KIMBERLY LOWE, OF RECORD IN INSTRUMENT NO. 202309190073573 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Danny Ray Mays, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Instrument No..202309190073573, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

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 TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns, in fee simple forever, to whom the said LAW OFFICES OF ARNOLD M. WEISS, PLLC, 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 J. LUKE SANDERSON, Managing Attorney for THE LAW OFFICES OF ARNOLD M. WEISS, PLLC, Substitute Trustee, on August 27, 2026, has hereunto set his hand and seal.

THE LAW OFFICES OF ARNOLD M. WEISS, PLLC
Substitute Trustee
By: J. LUKE SANDERSON, Managing Attorney
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 27, 2026, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. LUKE SANDERSON, Managing Attorney for THE LAW OFFICES OF ARNOLD M. WEISS, PLLC, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

ASHLEY M. SWANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 08, 2029

My Commission Expires: October 8, 2029

NO TAX

PROPERTY ADDRESS
113 Coventry Woods Dr.
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Tennessee Housing Development Agency
DBA Volunteer Mortgage Loan Servicing
502 Deaderick Street, 3rd Floor
Nashville, TN 37243

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*******EXEMPT********EXEMPT***Pursuant to TCA§ 66-5-209 (1)
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, August 27, 2026
NOTARY PUBLIC
MY COMMISSION EXPIRES October 8, 2029

ASHLEY M. SWANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 08, 2029

WSC #7255-0130129-FC