PREPARED BY AND RETURN TO:
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Karen Johnson Davidson County
Batch# 1465294 DEEDTRS
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Fees: $23.00 Taxes: $740.00
20260831-0080231

LLG: 26-126822
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 13, 2025, recorded in Instrument No. 20250617-0047765, in the Register's Office of Davidson County, Tennessee, Rehoboth Development, LLC conveyed to Rachael Ruiz, 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 20260505-0039910, 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 July 3, 2026, July 10, 2026 by which advertisement the sale was appointed to be held on August 13, 2026, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust for the sum of $200,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust, 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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust 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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Treppard Heights, Section 6, of record in Plat Book 2900, page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
> Being the same property conveyed to Michael Besada, a married man as his sole and separate property by deed from Ronald T. Parrish, Dexter V. Parrish, Carolyn J. Parrish, Gaile E. Parrish, Darrell Joseph Thomas, Sean Terrell Page and Damon Reshad Page, Heirs and Beneficiaries of the Estate of Charles Robert Parrish, Jr., dated March 24, 2025, of record in Instrument No. 20250416-0029157, 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. 20250617-0047765, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in instrument #20250617-0047764, 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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust, 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 day of August, 2026.

LLG Trustee TN LLC

By: _____

Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 18 day of August, 2026, before me, a Notary Public, in and for said State and County, personally appeared Stas 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 company, 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 Company.

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

_____
My commission expires:

Sarah Carey
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 $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant - Agent, LLG Trustee TN LLC

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

_____
My commission expires:

Sarah Carey
Notary Public

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

PROPERTY ADDRESS: 3923 Pheasant Drive, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust
90 Park Avenue, 23rd Floord
New York, NY 10016

LLG File #26-126822
Map & Parcel -070 01 0 004.00

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Star Benfield, 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 08/18/24 (date of document)

Affiant Signature

08/18/2024
Date

State of North Carolina
County of Mecklenburg

Sworn and subscribed to me this 18 day of August, 2020

Sarah Carey
Notary's Signature

MY COMMISSION EXPIRES: _____.

NOTARY'S SEAL

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