This Instrument Prepared by:
Epstein Becker & Green, P.C.
1222 Demonbreun Street, Suite 1400
Nashville, TN 37203
Attention: Ryan K. Cochran

New Owner and send Tax Bills to:
After Recording Mail to:
Paul L. Wieck Trust
c/o Paul Wieck
139 Yorktown Drive
Franklin, TN 37064

Map 107
Parcel 151

Karen Johnson Davidson County
Batch # 1466283 DEEDTRS
09/01/2026 01:18:59 PM 5 pgs
Fees: $28.00 Taxes: $3,848.00
20260901-0080749

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust, Assignment of Rents and Security Agreement dated as of November 7, 2023, of record as Instrument 20231108-0087256, in the Register's Office for Davidson County, Tennessee ("***Deed of Trust***"), Platinum Royale, LLC, a Tennessee limited liability company, conveyed to Christopher L. Cantrell, an individual resident of Williamson County, Tennessee, as trustee, for the benefit of the Paul L. Wieck Trust (the "***Lender***"), the hereinafter described real property (the "***Property***"), to secure the indebtedness evidenced by a Promissory Note dated November 7, 2023 (the "***Note***") in the original principal amount of $1,700,000; and

WHEREAS, the Lender is the holder and owner of the Note;

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Deed of Trust, the Lender declared the entire indebtedness due and owing; and

WHEREAS, the Lender, by the terms of the Deed of Trust, appointed Ryan K. Cochran of Epstein Becker & Green P.C., as Substitute Trustee in the place and stead of Christopher L. Cantrell, said appointment being of record as Instrument No. 20260715-0064033 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the Lender directed the Substitute Trustee to sell the Property; and

WHEREAS, the Substitute Trustee did advertise the Property for sale as provided in the Deed of Trust, and the Property was advertised to be sold on August 20, 2026, at 11:00 a.m., in front of the Davidson County Courthouse main door, located at 1 Public Square, Nashville, TN 37201, at public outcry, to the highest and best bidder for cash, free from the equity of redemption and all other exemption of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of the sale was duly published (i) in *The Ledger*, a newspaper of general circulation in Davidson, County, Tennessee, once a week for three consecutive weeks, in said issues of said paper on July 31, 2026, August 7, 2026, and August 14, 2026, and (ii) online at www.foreclosuretennessee.com from July 30, 2026 to August 20, 2026.

WHEREAS, at the time and place so advertised on August 20, 2026, the Substitute Trustee appeared and, pursuant to the request of the Lender, announced that the foreclosure sale of the Property was continued and rescheduled to August 27, 2026, at 12:00 p.m. (noon), local time, at the same location, and notice of said continuance was published online at www.foreclosuretennessee.com; and

WHEREAS, at the continued sale on August 27, 2026, the Substitute Trustee appeared and, pursuant to the request of the Lender, announced that the foreclosure sale of the Property was further continued and rescheduled to August 31, 2026, at 12:00 p.m. (noon), local time, at the same location, and notice of said continuance was published online at www.foreclosuretennessee.com; and

WHEREAS, the foreclosure notice stated that the conveyance is subject to all unpaid taxes and assessments, all matters of record senior to the Foreclosing Deed of Trust, and any senior lien surviving the sale, including the Senior Lien (as defined herein).

WHEREAS, at such sale, and upon the Property being offered under the terms set forth above, the Lender (hereinafter, the "***Grantee***"), was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of August 31, 2026, at 12:08 p.m., by announcing that the Property has sold;

NOW, THEREFORE, in consideration of the premises, and in order to evidence said sale, Ryan K. Cochran, in his capacity as Substitute Trustee, and not otherwise, pursuant to the bid of the Grantee acknowledges credit in the sum of One Million Forty Thousand Dollars ($1,040,000) against the indebtedness evidenced by the Note, which was the highest and best bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Grantee, the following described real estate, being the real estate described in and conveyed by the Deed of Trust, the same lying and being in Davidson County, Tennessee;

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Resubdivision of Lots 11 and 12 of Royal Park Business Center of record in Plat at Instrument No. 20061207-0151412, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashville Airport Platinum, LLC by General Warranty deed from Royal Park Investments, L.P. of record in Instrument No. 20150303-0018482 Register's Office for Davidson County, Tennessee, dated March 2, 2015 and recorded on March 3, 2015.

Being the same property conveyed to Platinum Royale, LLC, a Tennessee limited liability company by Quitclaim deed from Nashville Airport Platinum, LLC, a Tennessee limited liability company of record in Instrument No. 20210129-0013232

Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on January 29, 2021.

This conveyance is made subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. All matters of record senior to the Foreclosing Deed of Trust, and any senior lien surviving the sale, including but not limited to that certain Deed of Trust, Assignment of Rents and Security Agreement dated September 13, 2023, executed by Platinum Royale, LLC, in favor of Christopher L. Cantrell, as trustee, for the benefit of Paul L. Wieck Trust, said instrument being of record as Instrument No. 20230918-0072894 Register's Office for Davidson County, Tennessee (the "***Senior Lien***").

3. Any and all matters shown on the Plan of record at Instrument No. 20061207-0151412.

4. Drainage easement and drain as shown on the Plan of record at Instrument No. 20020729-0090528, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 2011217-0138698, Register's Office for Davidson County, Tennessee.

6. Declaration of Protective Covenants and Owners Association for Royal Park Business Center, of record in Book 9734, Page 922, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10131, Page 891 and Book 10131, Page 895, Register's Office for Davidson County, Tennessee.

8. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9523, Pages 119, 124 and 144, Register's Office for Davidson County, Tennessee.

9. Survey prepared by Roger Harrah, TRLS #2039, in association with Harrah & Associates, dated September 14, 2014, Project No, T302-003, shows the following:

   a. (a) Asphalt parking in use by adjoiner in the westerly area of subject property, as shown.

10. Terms and conditions of unrecorded Ground Lease dated effective December 18, 2010, by and between Royal Park Investments, L.P. (Lessor) and the United States Postal Service (Lessee).

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190529-0050917, in the Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Public Right-of-Way to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20191204-0124920, in the Register's Office for Davidson County, Tennessee.

13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20221011-0111379, in the Register's Office for Davidson County, Tennessee.

14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20221103-0118623, in the Register's Office for Davidson County, Tennessee.

15. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

TO HAVE AND TO HOLD the Property, in as full and complete a manner as the undersigned in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Dated this 31st day of August 2026.

Ryan K. Cochran

Ryan K. Cochran, as Substitute Trustee, and not otherwise

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, Ryan K. Cochran, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2026.

Gen Celentano
Notary Public

My Commission Expires: July 14, 2030

GEN CELENTANO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/14/2030
DAVIDSON COUNTY

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,040,000.

Ryan K. Cochran
AFFIANT

Subscribed and sworn to before me, this the 31st day of August, 2026.

GEN CELENTANO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/14/2030
DAVIDSON COUNTY

Gen Celentano
Notary Public

My Commission Expires: July 14, 2030