Karen Johnson Davidson County
Batch # 1467060 DEEDTRS
09/02/2026 01:40:50 PM 4 pgs
Fees: $23.00 Taxes: $932.40
20260902-0081297

THIS INSTRUMENT PREPARED BY:
Chambliss, Bahner & Stophel, P.C.
605 Chestnut Street, Suite 1700
Liberty Tower
Chattanooga, Tennessee 37450
Attn: Alexander B. Blankers

AFTER RECORDING RETURN TO:
Dale Hire
4225 Cecil Ct. S.
Nashville, TN 37207

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCELS:
Dale Hire	Dale Hire	075 04 0 202.00
4225 Cecil Ct. S.	4225 Cecil Ct. S.	
Nashville, TN 37207	Nashville, TN 37207	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by virtue of the power and authority vested under the Deed of Trust dated March 17, 2025, and recorded March 21, 2025 as Instrument No.: 20250321-0021414, and as Assigned in Instrument No.: 20250416-0029131, in the Register's Office of Davidson County, Tennessee, (the "Deed of Trust"), executed by BROWN CAPITAL, LLC (the "Borrower"), to Magnolia Title and Escrow, Inc., issuing agent for First American Title Insurance Company, Trustee for the benefit of Quick Lending, LLC, as assigned to TEXAS REAL ESTATE FUND I, L.P., a Delaware limited partnership ("Lender"), conveying the property therein described (the "Property"), to secure payment of a Promissory Note dated March 17, 2025, in the original principal amount of Two Hundred Thirty-Four Thousand Five Hundred and 00/100 ($234,500.00) executed by Borrower in favor of Lender (the "Agreement"); and

WHEREAS, Chambliss, Bahner & Stophel, P.C. was appointed Substitute Trustee under the terms of the Appointment of Substitute Trustee executed by Lender on June 8, 2026, and recorded on June 11, 2026, as Instrument No.: 20260611-0053049, in the Register's Office of Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in the Deed of Trust; and

WHEREAS, default having been made in payment required by the Agreement, the entire balance having been declared to be due and payable, and such default continuing, at the instance and request of the Lender as the lawful owner and holder of the Agreement, and for the purpose of effecting payment in satisfaction of principal, interest, fees and costs of sale, Chambliss, Bahner & Stophel, P.C., as Substitute Trustee, on August 21, 2026, at 10:00 a.m. prevailing time, pursuant to the advertisement published in the Tennessean on July 27, 2026, and August 3, 2026, and at www.betterchoicenotices.com, offered for sale and sold at public outcry, to the highest and best bidder for cash, at the steps of the Davidson County Court House and City Hall, in the City of Nashville, Hamilton County, Tennessee, at which sale DALE HIRE being the highest and best bidder at and for the sum of Two Hundred Fifty-Two Thousand and No/100 Dollars ($252,000.00), became the purchaser; and

WHEREAS, the amount of the bid has been applied in payment of the Substitute Trustee's fee, title report, advertising charges of the Tennessean on July 27, 2026, and August 3, 2026, and at

www.betterchoicenotices.com, the fee for the preparation of the Substitute Trustee's Deed and the balance applied as a payment or credit on the Credit Agreement thereby secured.

NOW, THEREFORE, CHAMBLISS, BAHNER & STOPHEL, P.C., SUBSTITUTE TRUSTEE, exercising the power and authority vested in him and in bar of all rights and equities of redemption, statutory rights of redemption, homestead, dower and all other rights or exceptions of every kind, does hereby bargain, sell, remise, release and quitclaim unto DALE HIRE, their successors and assigns, the real estate located in Davidson County, Tennessee and more particularly described in Exhibit A to this Substitute Trustee's Deed and made a part hereof by reference.

The sale was advertised and made by Chambliss, Bahner & Stophel, P.C., as Substitute Trustee only, without covenants or warranties of title, express or implied, subject to any unpaid taxes or assessments owing on the property and prior liens or encumbrances. This conveyance is so made.

IN WITNESS WHEREOF, Chambliss, Bahner & Stophel, P.C., Substitute Trustee has hereunto set its hand effective August 26, 2026.

Chambliss, Bahner & Stophel, P.C.

By: _____
Name: Jeffrey W. Maddux
Title: Shareholder

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county mentioned, personally appeared Jeffrey W Maddux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an attorney, (a shareholder authorized to execute the instrument) of Chambliss, Bahner & Stophel, P.C., the within named bargainor, a professional corporation, and that such person as such attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the professional corporation by such person as such attorney.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 26th day of August, 2026.

_____
Rebecca Lynn Stone, Notary Public
My commission Expires: January 17, 2027

REBECCA LYNN STONE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

REBECCA LYNN STONE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer is $252,000.00.

Affiant/Grantee:

_____

Dale Hire
4225 Cecil Ct. S., Nashville, TN 37207_____

Subscribed and sworn to before me this
_____ day of August, 2026.

_____ *(signature)*

_____, Notary Public *(printed name)*

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 252,000.00
_____, **Affiant**
Subscribed and sworn before me this the
2 **Day of** September, 2026
Brandi Wells, **Deputy Register**

EXHIBIT A

Tax Parcel Nos. 075 04 0 202.00 (4733 Phoenix Drive)

SITUATE IN DAVIDSON COUNTY, TENNESSEE:

Being Lot No. 447 on the Plan of Tulip Grove, Section 7, of record in Plat Book 4300, Page 186, Register's Office for said County, to which plan reference is here made for a complete description.

Being the same property conveyed from Donna Brown, a married woman, and David Brown, a married man, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed to Brown Capital, LLC, a Delaware Limited Liability Company, of record in Instrument No.: 20250321-0021413, in the Register's Office of Davidson County, Tennessee, dated March 11, 2025, and recorded on March 21, 2025.

All matters on the Plan of Record in Plat Book 4300, Page 186, Register's Office.

Restrictions of Record in Book 4639, Page 267, Register's Office.

For prior title, Quitclaim Deed recorded as Instrument No.: 20250321-0021413 in the Register's Office.

Subject to Deed of Trust from Brown Capital, LLC, a Delaware Limited Liability Company, to Magnolia Title and Escrow, Inc., Issuing Agent for First American Title Insurance Company, as Trustee for the benefit of Quick Lending, LLC, in the original principal amount of $234,500.00, dated March 17, 2025, and recorded March 21, 2025, as Instrument No.: 20250321-0021414, in the Register's Office, and as Assigned in Instrument No.: 20250416-0029131, in the Register's Office.

Subject to a Judgment against Donna Brown by UHG I, LLC, in the original principal amount of $2,752.94, recorded January 17, 2023, as Instrument No.: 20230805-0061958, in the Register's Office.

Subject to all matters on the Plan of Record in Plat Book 4300, Page 186, in the Register's Office.

Subject to Restrictions of Record in Book 4639, Page 267, in the Register's Office.

2025 Davidson County property taxes ARE DELINQUENT in the amount of $2,675.35, subject to any additional interest and penalties accrued by the time of closing.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds