FILE NO.: NAT-25-04693

Karen Johnson Davidson County
Batch # 1467577 DEEDTRS
09/03/2026 08:14:00 AM 3 pgs
Fees: $18.00 Taxes: $1,221.37
20260903-0081519

Prepared by and Return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
NAT-25-04693

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Mitch Kinder Development LLC	**Mitch Kinder Development LLC**	**141 06 0C 056.00**
6219 Bridlewood Lane Brentwood, TN 37027	**6219 Bridlewood Lane Brentwood, TN 37027**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated September 20, 2022 and recorded September 23, 2022, at **Instrument Number 20220923-0105866**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **CHRISTINA GAIRNESE and MATTHEW MARKS** ("Borrower") conveyed to NATIONAL REGISTERED AGENTS, INC., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on September 20, 2022, (the "Note"), which obligation is presently held by **Rocket Mortgage, LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of NATIONAL REGISTERED AGENTS, INC., said appointment being set forth in **Instrument Number 20251106-0088404** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on July 23, 2026, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on June 25, 2026, July 2, 2026, July 9, 2026, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, on July 23, 2026, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Mitch Kinder Development LLC** at the price of **Three Hundred Thirty Thousand One Hundred and 00/100 ($330,100.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Thirty Thousand One Hundred and 00/100 ($330,100.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Mitch Kinder Development LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF RIVERBRIDGE COMMUNITY, PHASE 1B, OF RECORD IN INSTRUMENT NO. 200307090094605, SAID REGISTERS OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The source of title is recorded at Instrument number 20170929-0099885, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 3933 BRIDGEVIEW LN, NASHVILLE, TN 37221.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 28th day of July, 2026.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: authorized signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Cindy M Durden, of the state and county aforesaid, personally appeared, Victor Kang, authorized signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a authorized signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 28th day of July, 2026.

Notary Public

My commission expires: 10/26/2029

CINDY M DURDEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 26, 2029

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ * 330,100.00.

WITNESS my hand on this 16th day of August, 2026.

Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 16th day of August, 2026.

Notary Public

My commission expires: 4/22/30

TAUHA LORISSA TALLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 4-22-2030