This instrument prepared by:
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
TS# 2025-18184-TN

Karen Johnson
Batch # 1468757
09/04/2026 10:22:51 AM
Fees: $28.00 Taxes: $799.20
Davidson County
DEEDTRS
5 pgs
20260904-0082403

New Owner – Send Tax Bills:
John Baxter LLC
4925 S Broadway Ave
Wichita, KS 67216
(646) 717-2722

Tax ID: 033 12 0 033.00 / 03312003300

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James Martin, an unmarried man, by Deed of Trust (the "Deed of Trust") dated 7/9/2024 and recorded 7/30/2024, at Instrument No. 20240730-0057338 or Deed Book --, Page(s) --, , Register's Office for Davidson County, Tennessee, conveyed to Concourse Land Transfer, LLC, Trustee, the hereinafter described real property to secure the payment of a certain Note (the "Note") described in the Deed of Trust, which Note was payable to Plaza Home Mortgage Inc.; and

WHEREAS, the undersigned, **Nestor Solutions of Tennessee, LLC**, was appointed Substitute Trustee by the owner and holder of the Note, said appointment being set forth in Deed Book , Page(s) and/or as Instrument Number 20251022-0084260 in said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. The notice requirements of T.C.A §35-5-117 were satisfied prior to the first publication of the Notice of Foreclosure Sale; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Main Street Nashville (newspaper) on 7/23/2026, 7/30/2026, ; and,

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, **Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201** at **11:00 AM** local time on **8/20/2026**, and **John Baxter LLC** (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Two Hundred Sixteen Thousand Dollars And Zero Cents Dollars (**$216,000.00**); and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known mortgagor holding an interest in the above-described property, in compliance with the Servicemembers

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

NOW, THEREFORE, **Nestor Solutions of Tennessee, LLC**, in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, does hereby sell, transfer and convey to **John Baxter LLC**, its/their 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 180 ON THE PLAN OF GATEWOOD, OF RECORD IN BOOK 3300, PAGE 47-52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID LOT NO. 180 FRONTS 87.0 ON THE EASTERLY MARGIN OF CINDY PLACE AND RUNS BACK 153.2 FEET ON THE SOUTHERLY LINE AND 158.0 FEET ON THE NORTHERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 113.4 FEET.

THIS BEING THE IDENTICAL PROPERTY CONVEYED BY CYNTHIA LOVEDAY AND ANGELA BAKER AND DONALD E. BREWER, JR., HEIRS FOR THE ESTATE OF DONALD E. BREWER, DECEASED TO JAMES MARTIN AND MARJORIE MARTIN, HUSBAND AND WIFE BY DEED FILED 04/18/2019 IN THE DAVIDSION COUNTY OFFICIAL RECORDS IN INSTRUMENT: 20190418-0035617

Commonly known as: 214 CINDY PLACE, GOODLETTSVILLE, TN 37072

This conveyance is made subject to the following:

1. Any and all liens against the property for unpaid property taxes.
2. Any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the property.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory right of redemption, exemption of homestead, rights by virtue of marriage, and all other exemptions of every kind, as provided in, but only to the extent provided in, said Deed of Trust, in as full and complete manner as the undersigned, in their/its capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Nestor Solutions of Tennessee, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its/their heirs, representatives, successors and assigns against the lawful claims of all persons claiming by, through or under them, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24th day of August, 2026.

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of ORANGE

On 8/24/2026, before me, Stella Marie Ziegler, Notary Public, personally appeared Amanda Piper who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

STELLA MARIE ZIEGLER
Notary Public - California
Orange County
Commission # 2509113
My Comm. Expires Jan 10, 2029

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$216,000.00**.

EXECUTED on this 24th day of August, 2026.

Nestor Solutions of Tennessee, LLC, Substitute Trustee

ACKNOWLEDGMENT

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State of CALIFORNIA
County of ORANGE

On 8/24/2026, before me, Stella Marie Ziegler, Notary Public, personally appeared Amanda Piper who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

STELLA MARIE ZIEGLER
Notary Public - California
Orange County
Commission # 2509113
My Comm. Expires Jan 10, 2029

Tennessee Certification of Electronic Document

I, Amanda Piper, 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 8/24/2026 (date of document).

Dated: 8/24/2026

Nestor Solutions, LLC, as Trustee
214 5th Street, Suite 205
Huntington Beach, CA 92648
Phone: (888) 345-5501
Fax: 888-345-5501

Amanda Piper, Customer Care Administrator

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of ORANGE

On 8/24/2026, before me, Stella Marie Ziegler, Notary Public, personally appeared Amanda Piper who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

STELLA MARIE ZIEGLER
Notary Public - California
Orange County
Commission # 2509113
My Comm. Expires Jan 10, 2029