Karen Johnson Davidson County
Batch# 1469860 DEEDTRS
09/08/2026 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $10,931.92
20260908-0083134

Return to:
Solomon Baggett, LLC
3763 Rogers Bridge Road
Duluth, GA 30097

FILE NO.: 26-11013

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Marcie Allen Van Mol, as Trustee of the Charles Rogan Allen Family Trust Dated 11/30/2018 conveyed to Charles W. Ricketts, Jr. as Trustee for the benefit of First Horizon Bank, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated July 14, 2022 and recorded on July 21, 2022 in Instrument No. 20220721-0083479, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **First Horizon Bank**; and

WHEREAS, First Horizon Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20260428-0037145 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on June 18, 2026, June 25, 2026, and

WHEREAS, the property was also advertised by a third-party internet posting company that posted the advertisement to the following website in accordance with and pursuant to §35-5-101(a)(2): www.BetterChoiceNotices.com

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on July 23, 2026 at 10:00 AM to the highest and best bidder for cash, at which sale First Horizon Bank, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $2,954,574.00; and

WHEREAS, First Horizon Bank has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by First Horizon Bank as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto First Horizon Bank, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Wallace Subdivision, Part 1, of record in Book 1424, Page 16, 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 Charles Rogan Allen by Warranty Deed from Evie N. Sommers and husband, Kevin T. Sommers of record in Instrument No. 20010430-0043162, Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on April 30, 2001.

The said Charles Rogan Allen having since died on July 17, 2019, and on August 1, 2019, his Last Will and Testament was admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 19P1374

Being the same conveyed to Grantor(s) herein by deed of even date and being recorded simultaneously herewith in (as Instrument No. 202207210083478) in the Register's of Office for Davidson County, Tennessee.

Being also known as 4106 Sneed Rd, Nashville, TN 37215

Map & Parcel: 116-16-0-114.00

Lenders Title Company File No. 22-001170-525

Property commonly known as: 4106 Sneed Rd, Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 28 day of August, 2026.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, 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 of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,954,574.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly as Agent

Subscribed and sworn to before me on this 28 day of August, 2026.

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 26-11013
Property Address: 4106 Sneed Rd, Nashville, TN 37215
Tax Parcel I.D. No.: 116 16 0 114
Property Owner and Tax Notices:
First Horizon Bank
3763 Rogers Bridge Road
Duluth, GA 30097

202609080083134

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Robert J. Solomon, 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 September 3, 2026.

Signed this 28 day of August, 2026.

Robert J. Solomon, Attorney
Solomon | Baggett, LLC

STATE OF GEORGIA
COUNTY OF GWINNETT

Sworn to and subscribed before me this 28 day of August, 2026.

Notary Public
My Commission Expires: 12/13/2028

D. MICHELLE BEAZLEY
NOTARY PUBLIC
My Commission Expires
December 13, 2028
NEWTON COUNTY, GEORGIA