Karen Johnson Davidson County
Batch # 1471969 DEEDTRS
09/11/2026 12:46:10 PM 4 pgs
Fees: $23.00 Taxes: $795.13
20260911-0084606

Prepared by and Returnable to:
David M. Anthony, Successor Trustee
EXO LEGAL PLLC
P.O. Box 121616
Nashville, Tennessee 37212
615-869-0634

Address New Owner(s):	**Send Tax Bills To:**	**Map/Parcel No:**
Studio Bank 124 12th Avenue South, # 400 Nashville, TN 37203	**New Owner**	**091-07-1O-001.00CO and 091-07-1O-002.00CO**

SUBSTITUTE TRUSTEE'S DEED

This instrument is made and entered into on this 10th day of September, 2026, by and between David M. Anthony, in his capacity as Successor Trustee, and not individually (the "Grantor"), and Studio Bank (the "Grantee"); and

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a *Deed of Trust* dated November 9, 2021, of record at Instrument No. 20211129-0156858, Register's Office for Davidson County, Tennessee ("Deed of Trust"), executed by Harris Properties LLC, a Tennessee limited liability company, to Richard A. Bynum, Trustee, to pledge the hereinafter described real property to secure the payment of certain indebtedness, etc. (the "Indebtedness") as described in said Deed of Trust; and

WHEREAS, Studio Bank, the holder of the Indebtedness secured by said Deed of Trust, replaced the prior Trustee by naming David M. Anthony as Substitute Trustee by an *Appointment of Substitute Trustee* of record at Instrument 20260810-0073522, Register's Office for Davidson County, Tennessee, and authorized the Substitute Trustee to act with the powers given the Trustee in said Deed of Trust and by applicable law; and

WHEREAS, David M. Anthony, in his capacity as Substitute Trustee and not individually ("Substitute Trustee"), caused to be published a *Foreclosure Sale Notice* in accordance with the provisions of said Deed of Trust, and provided notice that certain property would be sold on Thursday, September 10, 2026 at 1:00 o'clock p.m. (CST), prevailing time, on the steps of the historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, David M. Anthony, Substitute Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best, and last bid received was the sum of Two Hundred and Fourteen Thousand Nine Hundred and 00/100 ($214,900.00) by Studio Bank (previously referred to as the "Grantee") and, as a result, said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Two Hundred and Fourteen Thousand Nine Hundred and 00/100 ($214,900.00) cash in hand paid by the Grantee, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Legal Description: The real property is described in the Deed of Trust at Instrument 20211129-0156858, Register's Office for Davidson County, Tennessee.

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit A and Unit B, 5211 Louisiana Avenue, a Horizontal Property Regime with Private Elements as described in Declaration of Covenants, Conditions and Restrictions for 5211 Louisiana Avenue of record in Instrument No. 20210518-0067441, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Harris Properties LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20211129-0156857, dated November 9, 2021, and recorded November 29, 2021 as corrected by Affidavit of record in Instrument No. 20231109-0087581, Register's Office for Davidson County, Tennessee.

Map/Parcel No: 091-07-1O-001.00CO and 091-07-1O-002.00CO

Street Address: The street address of the property is believed to be 5211 and 5213 Louisiana Avenue, Nashville, Tennessee 37209, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, and assigns forever.

The Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the premises might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of any person claiming by or through him as

Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 10th day of September, 2026.

David M. Anthony, Successor Trustee,
and not Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David M. Anthony, Successor Trustee and not individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Subscribed and sworn before me on this 10th day of September, 2026.

NOTARY PUBLIC

LENA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/3/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 214 900.00 .

AFFIANT

Subscribed and sworn before me on this 10th day of September, 2026.

NOTARY PUBLIC

LENA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/3/29