Karen Johnson
Batch # 1471970
09/11/2026 12:47:02 PM
Fees: $18.00 Taxes: $473.60
Davidson County
DEEDTRS
3 pgs
20260911-0084607

PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
8520 Cliff Cameron Dr.
Suite 330
Charlotte, NC 28269
(704) 333-8107

LOGS:26-126893
DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 22, 2017, recorded in Instrument No. 20180103-0000976, in the Register's Office of Davidson County, Tennessee, Joyce A Taylor conveyed to FNC Title Services, LLC, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument #20260609-0051658 , in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on June 19, 2026, June 26, 2026 by which advertisement the sale was appointed to be held on August 18, 2026, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 11:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website 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, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Property Fund 629 LLC for the sum of $128,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Property Fund 629 LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Property Fund 629 LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Property Fund 629 LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CERTAIN REAL PROPERTY SITUATE IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. Z-237, ON THE PLAN OF THE RE-SUBDIVISION OF A PORTION OF PHASE TWO, CEDARWOOD COURTYARD HOMES, BUILDING N-Z, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 590, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20180103-0000976, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20150121-0005862, in the Register's Office for Davidson County, Tennessee.

AMHJHJKKGMHIBLFOHLFJGK
AIMCPKKLDAJOLEHIALNBIK
AMOJKHMFAPJDMIACHHCK
AHJPDLIGPGHAMELFCBKEDK
ALPGDDLFKEKKCDIFGHNGK
DLLDDDLLLOLDDLLLLLLDDL

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Property Fund 629 LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this _____ September, 2026.

LLG Trustee TN LLC

By: _____

Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 2 September, 2026, before me, a Notary Public, in and for said State and County, personally appeared Matthew Hill, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

_____
My commission expires:

_____
Notary Public

ERIN M WILLIAMS
Notary Public - North Carolina
Cabarrus County
My Commission Expires Nov 22, 2030

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
_____, LLG Trustee TN LLC
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____
My commission expires:

_____
Notary Public

ERIN M WILLIAMS
Notary Public - North Carolina
Cabarrus County
My Commission Expires Nov 22, 2030

PROPERTY ADDRESS: 237 Cedarwood Lane, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Fund 629 LLC
5133 Harding Pike Ste B10 #185
Nashville, TN 37205

LOGS File #26-126893
Map & Parcel -043020A23700CO

RETURN TO:

_____

_____

_____

_____

_____

_____

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.