This instrument prepared by:

Gavin Cox
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM No.: 26-000224-673

NO MORTGAGE
New Owner - Send Tax Bills:

Grantee's Address:
THE FEDERAL SAVINGS BANK
C/O ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION
1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409

Return to:
Western Progressive – TN, Inc.
114 Mesa Park, Suite 100,
El Paso, TX 79912
2026-00010-TN

Karen Johnson Davidson County
Batch# 1472020 DEEDTRS
09/11/2026 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,399.43
20260911-0084665

Tax ID: 075 11 0A 082.00
Property Address: 1461 Stoner Ridge, Hermitage, TN 37076

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 22, 2025, Tish C. Baldwin, Esq. was named Trustee in a Deed of Trust of even date executed by SHAWN MICHAEL PIKE, A MARRIED MAN, AND KAREN PIKE, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $459,427.00, principal, said Deed of Trust being filed of record on 07/29/2025, as Instrument No. 20250729-0059663 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Western Progressive - Tennessee, Inc. and AVT Title Services, LLC. were appointed Co-Substitute Trustees under said Deed of Trust by instrument of record in the real property records of Davidson County Register's Office, Tennessee; Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, Co-Substitute Trustees, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by posting on - https://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **July 31, 2026, and August 07, 2026**, in *The Westview Newspaper LLC d/b/a The Ledger* a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on **August 25, 2026**, on or about 10:00 AM local time, at the Front Entrance of the Davidson County Historic Courthouse, 1 Public Square, Nashville, TN 37201, AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of

the herein above mentioned equities as provided in said Deed of Trust, at which The Federal Savings Bank, submitted the highest and best bid, in the amount of **$378,225.00**, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, AVT Title Services, LLC, Co-Substitute Trustee, does hereby sell, transfer and convey to **The Federal Savings Bank**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

The following described property:
Situated in the County of Davidson and State of Tennessee.
Being land in Davidson County, Tennessee, being Lot No. 77 on the plan of Phase Three, Heritage Meadows of Record in Plat Book 9700, Page 984, in the Register`s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
Being the same property conveyed to Shawn Michael Pike, a married man from David L. Pike, executor of the estate of Carol A Pike, dated 08/08/2024, recorded 08/14/2024, Deed instrument No. 20240814-0062033, County of Davidson, State of Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1461 Stoner Ridge, Hermitage, TN 37076.

Western Progressive - Tennessee, Inc. and AVT Title Services, LLC, Co-Substitute Trustees, convey to **The Federal Savings Bank**, all the rights conveyed to it as said Co-Substitute Trustees in said Deed of Trust, including such covenants and warranties as it, as such Co-Substitute Trustees, may lawfully make, all its actions in the premises being solely as Co-Substitute Trustees and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal on this 9th day of September, 2026.

_____, as agent for Co-Substitute Trustees

AVT TITLE SERVICES, LLC
725 COOL SPRINGS BLVD, STE. 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630

TS# 2026-00010-TN

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gavin Cox, as agent for Co-Substitute Trustees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at on this 9th day of September, 2026.

MELISSA FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 9-29-2027

Notary Public: Melissa Flowers

My Commission Expires: September 29, 2027

STATE OF Tennessee
COUNTY OF Knox

The actual consideration or value, whichever is greater for this transfer is $378,225.00.

Affiant

Subscribed and sworn to before me, this on this 9th day of September, 2026.

MELISSA FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 9-29-2027

Notary Public: Melissa Flowers

My Commission Expires: September 29, 2027

Tennessee Proof of Internet Posting
AVT Title Services, LLC

AVT Title Services LLC, does hereby certify the following statements are true and correct to the best of our knowledge:

1. I, the undersigned, am the Trustee & Sales Coordinator at AVT Title Services LLC, which utilizes the following website, https://tnforeclosurenotices.com, a website dedicated to listing foreclosure sale information for public access.

2. AVT Title Services LLC confirms that it was employed to post and publish the referenced Notice of Sale on a third-party site, https://tnforeclosurenotices.com, as mandated by Tennessee Code Annotated § 35-5-101(a)(2).

3. The root domain website address for this site was submitted to the Publication Division of the Tennessee Secretary of State's office and is publicly available on their website.

4. I further certify that the Notice of Sale referenced as:

Property Address: 1461 Stoner Ridge, Hermitage, TN 37076
Property County: Davidson
Customer Reference #: 26-000224-673-2

has been posted and published on https://tnforeclosurenotices.com, an internet site accessible over the World Wide Web and freely available to the general public through standard internet search engines.

5. The aforementioned Notice of Sale was continuously available for viewing and printing for a minimum period of twenty (20) consecutive days, specifically during the following dates:

Beginning Date: **July 29, 2026**
Ending Date (at least through): **August 25, 2026**

The undersigned declares the above statement to be true and correct.

/s/ Kara Brock
Kara Brock, Trustee & Sales Coordinator
AVT Title Services LLC
Date: July 29, 2026

Tennessee Certification of Electronic Document

I, Gavin Cox, 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 9-9-26 _____.

Affiant Signature

9/9/26

Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 9th day of September, 2026.

MELISSA FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 9-29-2027

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: September 29, 2027 .

Notary's Seal (If on paper)