Karen Johnson Davidson County
Batch# 1472382 DEEDTRS
09/14/2026 01:48:30 PM 5 pgs
Fees: $28.00 Taxes: $2,737.55
20260914-0085221

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
MTG: 26-002677-01
Property Address: 263 Riverside Drive, Unit A, Nashville, TN 37206
Parcel Number: 083 15 0K 001.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Fadia Abdelqader and Mario Freeman conveyed to Homeland Title LLC, Trustee for the benefit of Change Lending, LLC, 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 May 26, 2022, and recorded on June 2, 2022, Instrument No. 20220602-0063913, in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank Trust National Association, as Trustee for Tiki Series VI Trust, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee, Instrument No. 20260710-0062387, 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, 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, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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 August 27, 2026, at 10:00 am to the highest and best bidder for cash, at which sale

U.S. Bank Trust National Association, as Trustee for Tiki Series VI Trust, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $739,879.69; and

WHEREAS, the high bidder 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 the payment by U.S. Bank Trust National Association, as Trustee for Tiki Series VI Trust, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust National Association, as Trustee for Tiki Series VI Trust, 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 Unit A under the Declaration of Covenants, Conditions and Restrictions for Homes at 263 Riverside Drive a Horizontal Property Regime with Private Elements, an instrument of record in Instrument No. 20200817-0092007, Register`s Office for Davidson County, Tennessee. First Amendment to Declaration, Conditions and Restrictions for Homes at 263 Riverside Drive of record in 20201001-0113221 and Second Amendment of record in 20210223-0022380, Register`s Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Michael A. Conrad and Carly A. Conrad by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated 10/23/2012 and recorded 11/13/2012 in Instrument 20121113-0104044, Register`s Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to LS-TG Home Fund, LLC., a Delaware Limited Liability Co. by Warranty Deed from Michael A. Conrad and Carly A. Conrad, husband and wife, dated 08/14/2020 and recorded 08/17/2020 in Instrument 20200817-0092005, Register`s Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Instrument No. 20220602-0063912, Register`s Office for said County.
>
> Street Address: 263 Riverside Drive, Unit A, Nashville, TN 37206
> Parcel Number: 083 15 0K 001.00

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said U.S. Bank Trust National Association, as Trustee for Tiki Series VI Trust, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

STATE OF Georgia
COUNTY OF Gwinnett

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 $739,879.69, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 11 day of September, 2020.

Notary Public
My Commission Expires:

NOTARY PUBLIC GEORGIA CHATHAM COUNTY, GA MY COMMISSION EXPIRES MARCH 21 2027

Property Address: 263 Riverside Drive, Unit A, Nashville, TN 37206
Parcel Number(s): 083 15 0K 001.00
Property Owner and Tax Notices: U.S. Bank Trust National Association, as Trustee for Tiki Series VI Trust
323 Fifth Street
Eureka, CA 95501

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 11 day of September, 20 26.

McMichael Taylor Gray, LLC

By: _____
Name: Gregory A. Thorne
Title: Managing Attorney

STATE OF Georgia
COUNTY OF Gwinnett

Before me, a Notary Public in the State and County aforementioned personally appeared Gregory A. Thorne, Managing Attorney, McMichael Taylor Gray, LLC, 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 the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

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

_____
Notary Public
My Commission Expires: MARCH 21 2027

A GEORGIA NOTARY PUBLIC CHATHAM COUNTY, GA MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, April Click, 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 **9/11/2026** (date of document).

Affiant Signature

9/14/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this **14th** day of **September**, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/22/2028

NOTARY'S SEAL

ARIELLE TERRELL
Notary Public, Georgia
DeKalb County
My Commission Expires
07/22/2028