PREPARED BY:
Padgett Law Group
5100 Poplar Avenue
Ste 2208
Memphis, TN 38137
TDP File No.: 26-014030-1

Karen Johnson
Batch # 1472636
09/15/2026 11:39:18 AM
Fees: $18.00 Taxes: $595.70
Davidson County
DEEDTRS
3 pgs
20260915-0085601

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 9th day of September, 2026, by and between Padgett Law Group, Substitute Trustee, and X&L Properties LLC.

WITNESSETH:

THAT, WHEREAS, on January 26, 2007, Shirley J. Daniel, unmarried duly executed and acknowledged a Deed of Trust, recorded at Instrument Number 20070205-0015089, ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Southeast Title, Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Novastar Mortgage, Inc., its successors and assigns, the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal of the Property: Property commonly known as: 3173 Gwynnwood Drive, Nashville, TN 37207 and also known as: 3100 Ewingwood Drive, Nashville, TN 37207 (its a corner lot) County of Davidson. Certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a complete description. Being the same property conveyed to Shirley J. Daniel by deed from Joseph Daniel dated 09/16/03 and filed of record in Instrument Number 200309250141958, said Register's Office.

The last deed of record is a Quit Claim Deed, recorded on 01/07/2026 at Instrument Number 20260107-0001528 recorded in the Register's Office of Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 3173 Gwynnwood Drive, Nashville, TN 37207, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office at Instrument Number 20260730-0070463; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, giving the time, place and terms of said sale. Such advertisement identified the third-party internet posting company as Capital City Posting having posted said

advertisement at CapitalCityPostings.com. Such advertisement appearing in said newspaper on August 07, 2026; August 14, 2026; and

WHEREAS, pursuant to T.C.A. § 35-5-101, the Substitute Trustee did advertise the sale by posting online by Capital City Posting, a third-party internet posting company, on CapitalCityPostings.com for at least twenty (20) continuous days in a manner that such posting was publicly viewable to general internet users.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including 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 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 therein contained.

WHEREAS, on the 3rd day of September, 2026, at the hour of 11 o`clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to X&L Properties LLC, at a bid of $161,000.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto X&L Properties LLC the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group,

A Professional Association, Substitute Trustee

By: Jana Nye Manlove

Printed Name: **Jana Nye Manlove**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Jana Nye Manlove with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 9th day of September, 2026.

Notary Signature: Autumn Adkins

My Commission Expires: 6/6/29

AUTUMN ADKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $161,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jana Nye Manlove
Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Notary Signature: Autumn Adkins

My Commission Expires: 6/6/29

Responsible Taxpayer and Property Owner:

X&L Properties LLC
9709 Valley Springs Dr
Brentwood, TN 37027

AUTUMN ADKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Map/Parcel Number: 060 01 0 102.00