TS# 2026-00121-TN-SPS

Karen Johnson Davidson County
Batch# 1477119 DEEDTRS
09/24/2026 09:50:30 AM 5 pgs
Fees: $28.00 Taxes: $472.33
20260924-0088590

This instrument prepared by:

Andrew Jensen
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM No.: 26-000605-673

Return to:
Western Progressive – TN, Inc.
114 Mesa Park Drive, Suite 100
El Paso, TX 79912
2026-00121-TN-SPS

NO MORTGAGE
New Owner - Send Tax Bills:

Grantee's Address:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-4
C/O SELECT PORTFOLIO SERVICING, INC.,
3217 S. DECKER LAKE DR,
SALT LAKE CITY, UT 84119

Tax ID: 133160A19400CO / 133-16-A-194.00 CO / 133-16-0A-194.00-CO / 133 16 0A 194.00 / 00 133 16 A 194.00 R 000
Property Address: 270 Tampa Drive #O02, Nashville, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 5, 2023, METROPOLITAN ESCROW INC was named Trustee in a Deed of Trust of even date executed by FAITHFUL AND TRUE, LLC AND JERRY WIMBERLY, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $120,000.00, principal, said Deed of Trust being filed of record on September 6, 2023, as Instrument No. 20230906-0069719 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. was appointed Substitute Trustee 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. Substitute Trustee, 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: **August 06, 2026, and August 13, 2026,** in *The Tennessee Tribune* 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 **September 15, 2026 on or about 10:00 AM** local time, at the **Front Entrance of the Davidson County Historic Courthouse, 1Public Square, Nashville, TN, 37201** Western Progressive - Tennessee, Inc., individually or by and through its agent, as said 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-4**, submitted the highest and best bid, in the amount of **$127,657.03**, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Western Progressive - Tennessee, Inc., Substitute Trustee, does hereby sell, transfer and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-4**, 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:

BEING UNIT NO. O-2, ON THE PLAN OF HARDING GLEN CONDOMINIUMS (FORMERLY KNOWN AS BARCELONA CONDOMINIUMS), CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET.SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6400, PAGE 801; AS AMENDED IN BOOK 9397, PAGE 814; BOOK 11509, PAGE 965; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BARCELONA CONDOMINIUM OF RECORD IN BOOK 6400, PAGE 839, AS SET FORTH IN EXHIBIT A-2 OF THIS MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO FAITHFUL AND TRUE, LLC BY QUITCLAIM DEED FROM HOUSING QUICK FIX ASSOCIATES, LLC, DATED SEPTEMBER 5, 2023, OF RECORD IN INSTRUMENT NO. 202309060069718 REGISTER'S OFFICE FOR SAID COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS **270 TAMPA DRIVE #O02, NASHVILLE, TN 37211.**

Western Progressive - Tennessee, Inc., Substitute Trustee, conveys to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-4**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee 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 17 day of September, 2026.

_____, Yosemite Lopez, as agent for Substitute Trustee
WESTERN PROGRESSIVE - TENNESSEE, INC.
114 MESA PARK DRIVE, SUITE 100
EL PASO, TX 79912
PHONE: (866) 960-8299

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Yosemite Lopez, as agent for Substitute Trustee, 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 17 day of September, 2026.

DELIA MADRID
Notary ID #133362966
My Commission Expires
September 29, 2029

Notary Public: _____

My Commission Expires: 9/29/29

STATE OF Texas
COUNTY OF El Paso

The actual consideration or value, whichever is greater for this transfer is **$127,657.03**.

_____
Yosemite Lopez, Affiant

Subscribed and sworn to before me, this on this 17 day of September, 2026.

Notary Public: _____

My Commission Expires: 9/29/29

DELIA MADRID
Notary ID #133362966
My Commission Expires
September 29, 2029

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: 270 Tampa Drive #O02, Nashville, TN 37211
Property County: Davidson
Customer Reference #: 26-000605-673-1

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: **August 11, 2026**
Ending Date (at least through): **September 15, 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: August 11, 2026

TS No.: 2026-00121-TN-SPS

Certificate of Authenticity

I, Yosemite Lopez, 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 17th September 2026.

Name: Yosemite Lopez

Title: Trustee Sale Assistant

Date: September 21, 2026

STATE OF Texas

COUNTY OF EL PASO

On September 21, 2026 before me, Delia Madrid, Notary Public, Personally appeared Yosemite Lopez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Delia Madrid, Notary Public (Seal)

DELIA MADRID
Notary ID #133362966
My Commission Expires
September 29, 2029