SUCCESSOR TRUSTEE'S DEED

Karen Johnson
Batch # 1478295
09/28/2026 12:47:09 PM
Fees: $18.00 Taxes: $712.25
Davidson County
DEEDTRS
3 pgs
20260928-0089585

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $192,501.00.

Sammy Hooda, Esq., on behalf of Marinosci Law Group, P.C.
Date: September 23, 2026

Subscribed and sworn before me this the 23 day of September, 2026.

Kemmle Charles Rhodes, II
Notary Public

My commission expires: 12.2.29

Kemmle Charles Rhodes II
My Commission Expires
12/2/2029
Notary ID133472605

This instrument was
prepared by: Marinosci Law Group, P.C.
555 Perkins Extended, Suite 445
Memphis, TN 38117

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Be Salty Properties LLC c/o Sandra Keyner 217 John T Alexander Blvd Hendersonville, TN 37075 (909) 952-6431	Be Salty Properties LLC c/o Sandra Keyner 217 John T Alexander Blvd Hendersonville, TN 37075 (909) 952-6431	Parcel No.: 043 07 0B 002.00

WHEREAS, YULIYA CHERNENKO, UNMARRIED, by Deed of Trust dated AUGUST 16, 2022, of record on AUGUST 17, 2022, as Document No. 20220817-0093093, in the Register's office for DAVIDSON County, Tennessee, conveyed to SHAWN MURRAY KAPLAN, as Trustee, the hereinafter described real property to secure the payment of a certain Note described in the Deed of Trust, which note was payable to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE its successors and assigns;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as JULY 21, 2026 as Document No. 20260721-0066013, and in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Westview Newspaper, LLC dba The Ledger on 07/31/2026, 08/07/2026 and online at www.nwpostingservices.com from 07/24/2026 to 09/17/2026; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, at 11:00 AM on September 17, 2026, and BE SALTY PROPERTIES LLC, the receipt whereof is hereby acknowledged, has for the price and sum of One Hundred Ninety-Two Thousand Five Hundred One and 00/100 Dollars ($192,501.00), it being the best and highest bid; now, therefore,

NOW THEREFORE, MARINOSCI LAW GROUP, P.C., in its capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, BE SALTY PROPERTIES LLC, its successors, successors and assigns, certain real property located in MADISON, Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Unit 308B of 308 Myatt Drive Townhomes Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Myatt Drive Townhomes, Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20200609-0058943, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being a portion of the same property conveyed to Fielding B. Williams and wife, Betty Williams by Warranty deed from J. B. Kennaston and wife Olga Kennaston of record in Book 2030, Page 43, Register's Office for Davidson County, Tennessee, dated December 06, 1951 and recorded on December 07, 1951.
Being a portion of the same property conveyed to Cobalt Ventures, LLC, a Tennessee Limited Liability Company, by Warranty deed from Roger F. Williams, married, individually and as Executor of the Estate of Betty Williams Jones, deceased, Joseph G. Donaldon, married, Earl Lee Williams, married and Scott Anderson, married of record in Instrument No. 20200514-0049959 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 14, 2020.
Being the same property conveyed to Grantor by Deed of record in Book, Page, or Instrument Number 202208170093092, Register's office for said County and State.

This is improved property known as: 308 MYATT DRIVE, MADISON, TN 37115

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. MARINOSCI LAW GROUP, P.C., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 23rd day of September, 2026, at 8:55 a.m.

Sammy Hooda, Esq., on behalf of MARINOSCI LAW GROUP, P.C. as Successor Trustee
Date: September 23, 2026

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Sammy Hooda, Esq., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Representative of the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at DALLAS County, TEXAS, this 23 day of September, 2026, at 8:55 a.m.

My commission expires: 12.2.29

Notary Public

