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.: 26-000054-391

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
WILSON BANK & TRUST
1 CORPORATE DR., STE. 360
LAKE ZURICH, IL 60047

Karen Johnson Davidson County
Batch# 1478392 DEEDTRS
09/28/2026 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $906.50
20260928-0089697

Tax ID: 056 00 0 020.00
Property Address: 4453 Pecan Valley Road, Nashville, TN 37218

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 26, 2025, John C. McDearman, III was named Trustee in a Deed of Trust of even date executed by CHARLIE GREEN JR, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $332,000.00, principal, said Deed of Trust being recorded as Instrument No. 20250930-0077685 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, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC were appointed to act individually or together as Co-Substitute Trustees under said Deed of Trust by instrument of record **as Instrument No. 20260723-0067030** in the real property records of Davidson County Register's Office, Tennessee; Mackie Wolf Zientz & Mann, P.C. 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 Co-Substitute Trustees 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 - http://www.tnforeclosurenotices.com at least twenty (20) continuous days and publishing two (2) successive publications, namely: **07/30/2026 and 08/06/2026** in 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 24, 2026, on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustees, 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 **Wilson Bank & Trust**, submitted the highest and best bid, in the amount of $245,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, does hereby sell, transfer and convey to **Wilson Bank & Trust**, 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 in the 13th formerly the 25th Civil District of said County and State, described partly according to a survey made by H. B. Knowles, Surveyor, May, 1947, as follows:

Beginning at a point in the center of Back Creek Road as the Southeast corner of a tract of land conveyed to H.L. Cantrell; thence with the center of said road, North 43 degrees 41 minutes East 300 feet to a point and North 47 degrees 03 minutes East 52 feet to the Southwest corner of the property conveyed to Paul L. Reese and wife, by deed from D.A Reese and wife, of record in Book 2435, page 277, Register's Office for said County; thence with Reese's Westerly line Northwesterly 160 feet, more or less, to Reese's Northwest corner; thence South 77 degrees 30 minutes West 153 feet to a Flat Rock in the center of Back Creek, said point being in the Eastern boundary line of a tract of land conveyed to Lee Winfrey; thence with said line and the center of said Creek, South 15 degrees 35 minutes West 184.1 feet to a stake in the Northeast corner of said H.L. Cantrell`s property; thence with the Eastern boundary line of said Cantrell's property, South 11 degrees 41 minutes East 180.8 feet to the beginning.

Being the same property conveyed to Charlie Green Jr., an unmarried man, herein by Warranty Deed dated 26th day of September, 2025, of record at 202509300077684 in said

Register`s Office Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 4453 Pecan Valley Road, Nashville, TN 37218.

Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, convey to **Wilson Bank & Trust**, 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 28th day of September 2026.

Andrew Jensen, as agent for Co-Substitute Trustees
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office in Franklin, Tennessee on this 28th day of September 2026.

CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/22/2030 RUTHERFORD COUNTY

Notary Public:

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this on this 28th day of September 2026.

Notary Public:

My Commission Expires:

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067

CANDACE DODSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/22/2030 RUTHERFORD COUNTY

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM 26-000054-391-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Jensen, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 28th day of September 2026.

Andrew Jensen
Attorney at Law, Bar Number 043120
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 28th day of September 2026 before me, Candace Dodson, the undersigned officer, personally appeared Andrew Jensen of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Wilson Bank & Trust, and acknowledged that he executed the same as the act of his principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

Notary Public, State of Tennessee

CANDACE DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/22/2030
RUTHERFORD COUNTY

Tennessee Proof of Internet Postponement 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: 4453 Pecan Valley Road, Nashville, TN 37218
Property County: Davidson
Customer Reference #: 26-000054-391-1

was subject to a sale date postponement under the terms and conditions permitted by Tennessee law.

5. AVT Title Services LLC does hereby certify that on September 3, 2026, at the originally scheduled date, time and place of sale, a POSTPONEMENT of the foreclosure sale was duly given by public declaration. Where it was announced that the new sale date and time is **September 24, 2026 on or about 12:00PM local time**, and the place of sale remains the same as originally fixed by the Trustee in the Notice of Sale.

6. Concurrently with the public declaration, the POSTPONEMENT was also posted and published on the designated website, https://tnforeclosurenotices.com, wherein it was announced that the new sale date and time is **September 24, 2026 on or about 12:00PM local time**, and the place of sale remains the same as originally fixed by the Trustee in the Notice of Sale.

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

/s/ Kara Brock
Kara Brock, Trustee & Sales Coordinator
AVT Title Services LLC
Date: September 3, 2026

Tennessee Certification of Electronic Document

I, Andrew Jensen, 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 9/28/26 (date of document).

Affiant Signature

9/28/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)



26-000054-391-1 T.C.A. § 66-24-101 Trustees Deed