Karen Johnson Davidson County
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Fees: $28.00 Taxes: $290.77
20260928-0089700

Prepared by:
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Return to and
Send Tax Bills to New Owner:
U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1
C/O Fay Servicing, LLC
P.O. Box 809441
Chicago IL 60680

Tax/Parcel No: **133 16 0A 088.00**

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into this 28th day of September, 2026, by Clear Recon, LLC, Substitute Trustee ("Grantor"), and U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1, C/O Fay Servicing, LLC, P.O. Box 809441, Chicago, IL 60680, ("Grantee").

WHEREAS, by a certain Deed of Trust (the "Deed of Trust") dated January 27, 2021, and duly recorded in the Register's Office for Davidson County, Tennessee, at Instrument No. 20210128-0012839, Menenial Property Partner's LLC (the "Borrowers(s)"), did grant and convey the property hereinafter described, in trust to secure to Commercial Lender LLC payment of a certain negotiable and promissory note (the "Note") dated January 27, 2021, in the principal sum of $70,000.00, said note being payable to Commercial Lender LLC, or the holder thereof, reference to which Deed of Trust is made for a more particular description of said note; and

WHEREAS, the Deed of Trust was assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1, by Assignment of Deed of Trust duly recorded in the Register's Office for Davidson County, Tennessee on July 13, 2026 at Instrument No. 20260713-0062930; and

WHEREAS, the Grantor was duly appointed Substitute Trustee by virtue of that certain Substitution of Trustee recorded in the Register's Office for Davidson County, Tennessee, on September 10, 2026 at Instrument No. 20260910-0083988; and

WHEREAS, demand was made for payment of the Note secured by the Deed of Trust, payment of which was in default, and the obligation secured by the Deed of Trust was declared due and payable as provided in the Note and Deed of Trust; and

WHEREAS, it is provided in said Deed of Trust that upon default being made in the payment of the debt thereby secured, the Trustee, upon being requested so to do by the holder of said note, should sell the property therein; and

WHEREAS, default was made in the payment of the debt secured by the Note and Deed of Trust, and the Substitute Trustee having been requested by the holder of the Note to make sale of the hereinafter described property, and the said Trustee, pursuant to the terms of the Deed of Trust, and Tennessee law, caused the Notice of Substitute Trustee's Sale ("Notice of Sale") which provided that the property hereinafter described would be sold on September 22, 2026, at 10:00 a.m. local time at the Davidson County Courthouse, located in Nashville, Tennessee, to be published in the Ledger, a newspaper of general circulation in Davidson County, Tennessee, on 8/21/2026, 8/28/2026; a copy of the Notice of Sale was sent to the Borrower(s), the current owner of the property hereinafter described and all other parties who appeared to have an interest in the property as reflected in the of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale, the default was not cured; and

WHEREAS, pursuant to said advertisement and notice, on September 22, 2026, on or about 10:00 a.m. local time at the Davidson County Courthouse, located in Nashville, Tennessee, the Substitute Trustee did offer the hereinafter described property for sale at public auction to the highest bidder and after opening the floor for competitive bids, sold the hereinafter described property to the Grantee for the sum of $78,586.04.

NOW THEREFORE, in consideration of the premises and said sum of money, the receipt of which is hereby acknowledged, Clear Recon, LLC, Substitute Trustee, does hereby grant, transfer and convey unto U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1, its successors and assigns, the following described property, to-wit:.

PROPERTY DESCRIPTION

BEING Unit No. G-18, of Harding Glen Condominiums (formerly known as Barcelona Condominiums) created under Title 66, Chapter 27, Section 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; 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, set forth in Exhibit A-2 of this master for a more complete identification and description of such unit.

Being the same property conveyed to Menenial Property Partner's, LLC, by deed from Jim Bernstorf, of record in Instrument 202101280012838, Register's Office for said County.

Map: 133160A08800CO

PROPERTY ADDRESS: 270 Tampa Dr G-18 Nashville, TN 37211

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses effective share, homestead, dower, courtsey and all other exemptions, as provided in, but only to the extent provided in the Deed of Trust.

This conveyance is made subject to (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representation or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantor makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

IN WITNESS WHEREOF, Clear Recon, LLC, Substitute Trustee has hereunto affixed his hand and seal as of the day and year first above written.

Craig Smith
Clear Recon, LLC, Substitute Trustee
Vice President

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, Craig Smith, Vice President of Clear Recon, LLC, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2026.

HEATHER HELTON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 10-15-2029

Notary Public

My Commission Expires: 10/15/29

STATE OF Tennessee

COUNTY OF Hamilton

To the best of the knowledge and belief of the undersigned, the Actual Consideration or True Value, whichever is greater, for this transfer is $78,586.04.

Aldridge Pite, LLP

By:
Craig Smith

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

Notary Public

HEATHER HELTON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 10-15-2029

1216-166A

Tennessee Certification of Electronic Document

I, Craig Smith, 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 09/28/2026 (date of document).

Affiant Signature

09/28/2026
Date

State of Tennessee

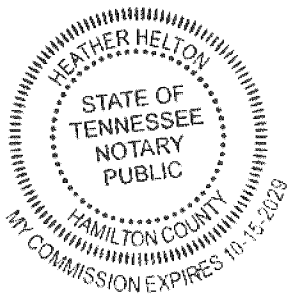
County of Hamilton

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

Notary's Signature

MY COMMISION EXPIRES: 10/15/29

NOTARY'S SEAL



1216-166A