PREPARED BY AND RETURN TO:
James E. Albertelli, P.A. dba ALAW
6565 N MacArthur Blvd,
Suite 470,
Irving, TX 75039
File No.: 26-009523

Karen Johnson Davidson County
Batch # 1478919 DEEDTRS
09/30/2026 12:13:09 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20260930-0090295

PROPERTY ADDRESS: 6921 Somerset Farms Cir. Nashville, Tennessee 37221

MAP/PARCEL NUMBER: 141 07 0B 040.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: DHB R LLC
Address: 728 Still Pond
Columbia, TN, 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 341,000.00
_____, **Affiant**
Subscribed and sworn before me this the
30 **Day of** September, 2026.
J. Rivera, **Deputy Register**

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$___341,000.00____** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this ____ day of _____, 20__.

Notary Signature:_____
Printed Name: _____
Notary State: _____
Commission Exp:_____

TRUSTEE'S DEED

This instrument made this September 25, 2026, by and between **James E. Albertelli, P.A. dba ALAW**, Trustee, and DHB R LLC

WITNESSETH:

THAT, WHEREAS, on September 7, 2012, Douglas L. Van Arsdale, duly executed and acknowledged a Deed of Trust, as recorded in Instrument Number 20120928-0088680 ("Deed of Trust"), in the Register's Office for Davidson County, Tennessee, for the benefit of Wells Fargo Bank, N.A., as Beneficiary, conveying 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 description of the Property: ALL PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, DESIGNATED LOT NO. 211, SECTION 3, ON THE PLAN OF FIRST REVISION OF SOMERSET FARMS, IN PLAT BOOK 7900, PAGE 741.

Street Address: The street address of the property is believed to be 6921 Somerset Farms Cir Nashville Tennessee 37221, but such address is not part of the legal description 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, James E. Albertelli, P.A. dba ALAW, was appointed and designated Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in Instrument Number 20120928-0088680 in the aforesaid Register's Office; 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 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 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 d/b/a The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on July 17, 2026, July 24, 2026 and online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates above; and

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; and

WHEREAS, the 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; and

WHEREAS, on the September 3, 2026, at the hour of 11:23 AM local time, at the usual and customary location at the Davidson County Courthouse, Davidson County, Tennessee, 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 DHB R LLC, at a bid of **$341,000.00,** being the highest and best bid, which purchase price was paid to the undersigned Trustee and then applied by said 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, James E. Albertelli, P.A. dba ALAW, as Trustee, does hereby grant, bargain, sell, transfer, and convey unto DHB R 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 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, and 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.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, James E. Albertelli, P.A. dba ALAW, Trustee hereunto set its hand and seal the day and year first above written.

James E. Albertelli, P.A. dba ALAW, Trustee

By: _____

Printed Name: Alexander S. Koval

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, personally appeared Alexander S. Koval 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 James E. Albertelli, P.A. dba ALAW, 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 James E. Albertelli, P.A. dba ALAW.

WITNESS my hand, at office, this 25th day of September, 2026.

Notary Signature: Samantha Burdett
Printed Name: Samantha Burdett
Notary State: TN
Commission Exp: 1-22-2029

