Karen Johnson Davidson County
Batch# 1481016 DEEDTRS
10/06/2026 04:20:30 PM 5 pgs
Fees: $28.00 Taxes: $17,205.00
20261006-0092007

Prepared By and Returnable to:

BURR & FORMAN LLP (CTH)
222 Second Avenue South, Suite 2000
Nashville, Tennessee 37201

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Republic Bank & Trust Company 601 West Market Street Louisville, Kentucky 40202	Republic Bank & Trust Company 601 West Market Street Louisville, Kentucky 40202	104-08-0-L-103.00 104-08-0-L-104.00 104-08-0-L-201.00 104-08-0-L-203.00 104-08-0-L-205.00 104-08-0-L-207.00 104-08-0-L-208.00 104-08-0-L-301.00 104-08-0-L-302.00 104-08-0-L-303.00 104-08-0-L-304.00 104-08-0-L-101.00 104-08-0-L-106.00 104-08-0-L-204.00 104-08-0-L-102.00 104-08-0-L-105.00 104-08-0-L-108.00 104-08-0-L-107.00 104-08-0-L-202.00 104-08-0-L-206.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement, dated June 2, 2025, executed by 1504 18th Avenue LLC, a Tennessee limited liability company, to C. Tucker Herndon, Trustee, of record Instrument No. 20250610-0045589, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, C. Tucker Herndon, in his capacity as Trustee, and not individually ("Trustee") caused to be published a Notice of Foreclosure Sale in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 12:00 o'clock p.m., prevailing time on Wednesday, September 2, 2026, at the Front Door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee 37201, which sale was continued by announcement and rescheduled to 12:00 o'clock p.m., prevailing time on Friday, October 2, 2026, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Notice of Foreclosure Sale; and

WHEREAS, C. Tucker Herndon, Trustee personally appeared and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of FOUR MILLION SIX HUNDRED FIFTY THOUSAND and 00/100 Dollars ($4,650,000.00) by REPUBLIC BANK & TRUST

COMPANY, a Kentucky banking corporation (hereinafter referred to as the "Buyer") and said property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of FOUR MILLION SIX HUNDRED FIFTY THOUSAND and 00/100 Dollars ($4,650,000.00) cash in hand paid by the Buyer, C. Tucker Herndon, Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Map/Parcel Numbers: 104-08-0-L-103.00, 104-08-0-L-104.00, 104-08-0-L-201.00, 104-08-0-L-203.00, 104-08-0-L-205.00, 104-08-0-L-207.00, 104-08-0-L-208.00, 104-08-0-L-301.00, 104-08-0-L-302.00, 104-08-0-L-303.00, 104-08-0-L-304.00, 104-08-0-L-101.00, 104-08-0-L-106.00, 104-08-0-L-204.00, 104-08-0-L-102.00, 104-08-0-L-105.00, 104-08-0-L-108.00, 104-08-0-L-107.00, 104-08-0-L-202.00 and 104-08-0-L-206.00

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Condominium Apartments in Davidson, County, Tennessee, being Unit Nos. 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304 of Cambridge, a Condominium Development, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 2010616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, Register's Office for said County, to which some reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to 1504 18th Avenue LLC, a Tennessee limited liability company, by Special Warranty Deed from Sunny Meadows, LP, a Delaware limited partnership, dated May 29, 2025 and filed of record as Instrument No. 20250610-0045588, in the Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 1504 18th Avenue South, Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303 and 304, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Buyer, its successors, and assigns forever.

The Trustee covenants with the said Buyer that he is lawfully seized and possessed of said real property as Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Trustee, has a good right to sell and convey the same all matters shown on any applicable recorded plat or plan; any unpaid taxes and assessments (plus penalties, interest, and costs) that exist as a lien against the Property; any restrictive covenants, easements, or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of

redemption of any governmental agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an inspection and accurate survey of the Property might disclose.

The Trustee, and not Individually, further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Trustee, but no further or otherwise, it being the intention of the Trustee only to convey to Buyer no greater title in the subject real estate than he received as Trustee and that, as Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY, OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.

Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Trustee sells and conveys the subject real property by this Trustee's Deed as Trustee only, and not individually.

WITNESS my hand this 2nd day of October, 2026.

C. Tucker Herndon, Trustee, and not individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of this county, C. Tucker Herndon, Trustee and not individually, the within named bargainor, 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, at office this 2nd day of October, 2026

April D. Wideman
NOTARY PUBLIC

My Commission Expires: 2/17/2030

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,650,000.00

AFFIANT

Subscribed and sworn before me on 2nd day of October, 2026

April D. Wideman
NOTARY PUBLIC

My Commission Expires: 2/17/2030

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 October 2, 2026 (date of document).

Affiant Signature

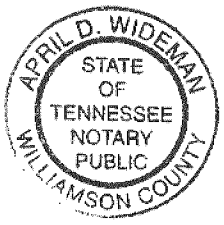
October 6, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2026.

April D. Wideman
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 2/17/2030