Karen Johnson Davidson County
Batch# 1481063 DEEDTRS
10/07/2026 09:05:30 AM 9 pgs
Fees: $48.00 Taxes: $1,957.30
20261007-0092070

This Instrument Prepared By:
Kent D. McPhail
McPhail Sanchez, LLC
126 Government Street
Mobile, AL 36602

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, 9th Avenue Nashville LLC (Amani Kelly), by Deed of Trust (the "Deed of Trust"), dated April 14, 2023, and recorded on April 18, 2023, in Instrument No. 20230418-0028329 in the Register of Deeds Office of Davidson County, Tennessee; and conveyed to Title Tract, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to, BPL Mortgage Trust, LLC, which the aforementioned Deed of Trust was subsequently assigned to Pacific Asset Holding, LLC dated March 5, 2025 and recorded in Instrument No. 20250307-0017188 and;

WHEREAS, McPhail Sanchez, LLC was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20260813-0075595, in said Register's Office; and

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

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust. The notice requirements of T.C.A §35-5-101, *et. seq.*, were satisfied prior to the first publication of the Notice of Substitute Trustee's Sale; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute 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 Nashville Ledger aka TN Ledger-Nashville: on August 28, 2026 and September 4, 2026 & this Notice of Sale published pursuant to Tennessee Code Annotated Section 35-5-101 at www.TNLegalPub.com; and by which advertisement the sale was appointed to be held on September 29, 2026 at 10:00 AM at the Main Entrance of the Davidson County Courthouse in Nashville, Tennessee; and,

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Davidson County Courthouse located at 1 Public Square, Nashville, TN at the Main Entrance on September 29, 2026, at 10:00 AM. And Pacific Asset Holding, LLC (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Five Hundred Twenty-Nine Thousand Dollars and 00/100 ($529,000.00).

NOW, THEREFORE, McPhail Sanchez, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1621 A-1621 B 9th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1621 A-1621 B 9th Avenue North Townhomes, a Horizontal Property Regime, of record in Instrument Number 20220603-0064267, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 9th Avenue Nashville, LLC, a Tennessee limited liability company, by Quit Claim Deed from Amani Kelly, a married man, of record in Instrument No. 20220512-0054666, in the Register's Office of Davidson County, Tennessee, dated May 03, 2022 and recorded on May 12, 2022.

Being a part of the same property conveyed to Amani Kelly, a married man, by Warranty Deed from Jennifer N. Coffin and Robert L. McCrary, Jr., wife and husband, of record in Instrument No. 20180529-0050845, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018 and recorded on May 29, 2018.

Being also known as 1621 9th Ave N. Unit B, Nashville, Tennessee 37208

Parcel/Tax ID: 081 12 1F 002.00

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

McPhail Sanchez, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of September 2026.

McPhail Sanchez, LLC

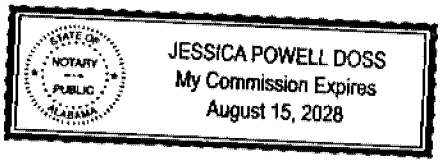
By: _____
Kent D. McPhail
Senior Partner

ACKNOWLEDGMENT

State of Alabama
County of Mobile

Before me, the undersigned authority, a Notary Public of the State of Alabama and County of Mobile, personally appeared Kent D. McPhail, of McPhail Sanchez, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Partner of McPhail Sanchez, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 30th day of September, 2026.



_____
Notary Public

My Commission Expires: 8/15/2028

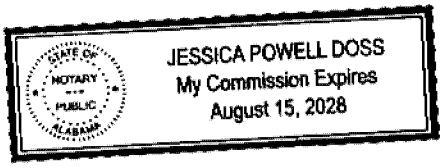
STD – MS-26-0563

FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $529,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2026.



Jessica Powell Doss
Notary Public

My Commission Expires: 8/15/2028

Property Address:

1621 9th Ave N. Unit B
Nashville, TN 37208

Address of New Owner:

Pacific Asset Holding, LLC
c/o Fay Servicing, LLC, 1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234

Send Tax Bills To:

Pacific Asset Holding, LLC
c/o Fay Servicing, LLC, 1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234

Parcel/Tax Id:

081 12 1F 002.00

STD – MS-26-0563

EXHIBIT "A"
SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

State of Alabama
County of Mobile

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. McPhail Sanchez, LLC is the Successor Trustee with a certain Deed of Trust, dated April 14, 2023, recorded April 18, 2023, in Instrument No. 20230418-0028329 in the Register of Deeds Office of Davidson County, Tennessee, executed by 9th Avenue Nashville LLC (Amani Kelly), in favor of BPL Mortgage Trust, LLC, to secure the payment of a Deed of Trust Note to BPL Mortgage Trust, LLC, which the aforementioned Deed of Trust was subsequently assigned to Pacific Asset Holding, LLC dated March 5, 2025 and recorded in Instrument No. 20250307-0017188.

2. To the best of my knowledge and belief, the mortgagor holding an interest in the above-described property was either (1) not a member of the Armed Forces of the United States of America and had not been a member of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) was a member of Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 30th day of September, 2026.

McPhail Sanchez, LLC

By: _____

Kent D. McPhail, Senior Partner
McPhail Sanchez, LLC
TN Bar No. 033791

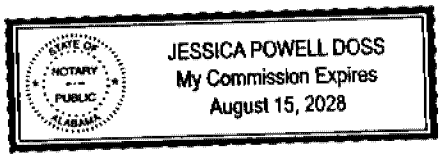
STD – MS-26-0563

ACKNOWLEDGMENT

State of Alabama
County of Mobile

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kent D. McPhail of McPhail Sanchez, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of McPhail Sanchez, LLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Mobile, Alabama this 30th day of September, 2026.



Jessica Powell Doss
Notary Public

My Commission Expires: 8/15/2028

STD – MS-26-0563

CERTIFICATION OF AN ELECTRONIC DOCUMENT

I, Kent D. McPhail of McPhail Sanchez, LLC, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2026.

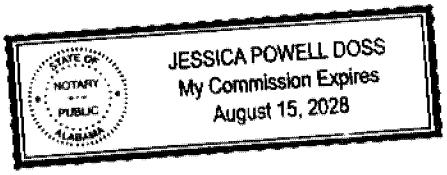
Affiant Signature

September 30, 2026
Date

STATE OF ALABAMA)
COUNTY OF MOBILE)

Personally appeared before me, Jessica Powell Doss, a Notary Public of the State of Alabama and County of Mobile, Kent D. McPhail of McPhail Sanchez, LLC, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 30th day of September, 2026.



Jessica Powell Doss
Notary Public

My Commission Expires: 8/15/2028

Notary Seal (if on paper):

STD – MS-26-0563

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1225
Birth Date:
Last Name: KELLY
First Name: AMANI
Middle Name:
Status As Of: Sep-30-2026
Certificate ID: R8TBWFN0BPD0WPN

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: https://scra.dmdc.osd.mil/scra/#/faqs. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.