Karen Johnson
Batch # 1481180
10/07/2026 12:20:36 PM
Fees: $18.00 Taxes: $96.80
Davidson County
DEEDTRS
3 pgs
20261007-0092213

FILE NO.: 25-25650

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Marion O. Bradshaw, Jr. and Tiva D. Bradshaw conveyed to Christopher Logue as Trustee for the benefit of Fifth Third Bank (Tennessee), the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated January 23, 2017 and recorded on February 13, 2017 in Instrument No. 20170213-0014794, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Fifth Third Bank (Tennessee)**; and

WHEREAS, Fifth Third Bank (Tennessee) dba Fifth Third Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20251003-0078841 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on July 30, 2026, August 6, 2026, and August 13, 2026; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 8, 2026 at 10:00 AM to the highest and best bidder for cash, at which sale 1 Public Homes LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $26,162.61; and

WHEREAS, 1 Public Homes LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by 1 Public Homes LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto 1 Public Homes LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN NASHVILLE, DAVIDSON COUNTY, TN TO WIT:

BEING LOT NO. 151 ON THE PLAN OF BATTLEWOOD, SECTION TWO AND OF RECORD IN PLAT BOOK 1835, PAGES 95 AND 96, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO MARION O. BRADSHAW, JR. AND WIFE, TIVA D. BRADSHAW, DATED 04/19/2000 AND RECORDED ON 04/27/2000 IN INSTRUMENT NO. 200004270041967. IN THE DAVIDSON COUNTY RECORDERS OFFICE.

PARCEL NO. 119 16 0 077.00

2736160
Address: 928 DRUMMOND DR, NASHVILLE, TN

Property commonly known as: 928 Drummond Dr, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 24 day of September, 2026

Brock & Scott, PLLC

By: BW

Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $26,162.61, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BWP
Blair Weatherly - as Agent

Subscribed and sworn to before me on this 24 day of September, 2026

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

Brock & Scott File No.: 25-25650
Property Address: 928 Drummond Dr, Nashville, TN 37211
Tax Parcel I.D. No.: 119160077.00
Property Owner and Tax Notices:
1 Public Homes LLC
5133 Harding Pike, Ste B10
Nashville, TN 37205