Karen Johnson Davidson County
Batch# 1482826 DEEDTRS
10/09/2026 11:52:30 AM 7 pgs
Fees: $38.00 Taxes: $1,534.76
20261009-0093080

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Nashay Clemetson

GRANTEE(s)
Freedom Mortgage Corporation

This Instrument Prepared By:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866) 501-9462

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 30, 2024 and recorded May 2, 2024, Document No. 20240502-0032163 in the Register's Office of Davidson County, Tennessee, Nashay Clemetson conveyed to DLO Title LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Freedom Mortgage Corporation has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 13, 2026, Document No. 202608130075589, in the Register's Office 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 Freedom Mortgage Corporation has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to September 29, 2026; **and**

WHEREAS, pursuant to said advertisement and notice, on September 29, 2026, in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Freedom Mortgage Corporation, , at and for the sum of $414,800.00, that being the highest and best bid offered; and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2)

were members 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. 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).

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment of the aforesaid referenced sum, the receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to Freedom Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 70, on the plan of Revision One, Section Two, Lenox Village, as of record in Instrument No. 20020731-0091872, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor by deed recorded as Instrument No. 20240502-0032162, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 7740 Porter House Drive, Nashville, TN 37211.
>
> Tax Parcel No.: 173 09 0A 077.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Freedom Mortgage Corporation, its successors and assigns.

202610090093080

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10/6/2026.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney McGahhey, 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 Foundation Legal Group, LLP fka Wilson & Associates, PLLC 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 Fayetteville, Arkansas this 6 day of ~~September~~ October, 2026.

SHANNON DILDAY
COMM. #12714214
Notary Public • Arkansas
Washington County
My Comm. Expires April 07, 2031

_____
Notary Public

My Commission Expires: 4-7-2031

202610090093080

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $414,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 6 day of ~~September~~ October, 2026.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
Shellie Wallace (TN Bar #026039)
Courtney McGahhey (TN Bar #035507)
Jillian Wilson (TN Bar #038845)
Foundation Legal Group, LLP fka Wilson & Associates, PLLC, as Agent of Grantee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney McGahhey, 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 Foundation Legal Group, LLP fka Wilson & Associates, PLLC 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 Fayetteville, AR, this 6 day of ~~September~~ October, 2026.

SHANNON DILDAY
COMM. #12714214
Notary Public • Arkansas
Washington County
My Comm. Expires April 07, 2031

_____
Notary Public

My Commission Expires: 4-7-2031

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Freedom Mortgage Corporation
Attention: Payment Processing
11988 EXIT 5 PKWY BLDG 4
Fishers, IN 46037-7939

202610090093080

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

August 14, 2026
August 21, 2026

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Lynette Smith, Office Administrator

STATE OF TENNESSEE

Annexed legal notice on the following page(s)

On this **21st** day of **August 2026,** the individual above appeared before me, personally known, who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its CEO and Owner.

This legal notice was published online at www.tnledger.com and www.tnpublicnotice.com for the duration of the run dates listed above. This publication fully complies with all public notice statutes in Tennessee Code Annotated.

WITNESS my hand and Official Seal at office this **21st** day of **August 2026.**

_____
Notary Public



NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated April 30, 2024, and the Deed of Trust of even date securing the same, recorded May 2, 2024, Document No. 20240502-0032163, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Nashay Clemetson, conveying certain property therein described to DLO Title LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Freedom Mortgage Corporation.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Freedom Mortgage Corporation, will, on **September 29, 2026 on or about 10:00 AM, at the at the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201,** offer for sale certain property hereinafter described to the highest bidder **FOR certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all redemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70, on the plan of Revision One, Section Two, Lenox Village, as of record in Instrument No. 20020731-0091872, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
ALSO KNOWN AS: 7740 Porter House Drive, Nashville, TN 37211

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:
NASHAY CLEMETSON
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at www.internetpostings.com by a third-party internet posting company. **FLG No. 367129**

DATED August 5, 2026
Foundation Legal Group, LLP fka
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Aug. 14, 21, 2026 FI309655

Tennessee Certification of Electronic Document

I, Courtney McGahhey 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 10-6-2026 (date of document).

Affiant Signature

10-6-2026
Date

State of Arkansas

County of Washington

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

Notary's Signature

MY COMMISSION EXPIRES: 4-7-2031

NOTARY'S SEAL

SHANNON DILDAY
COMM. #12714214
Notary Public • Arkansas
Washington County
My Comm. Expires April 07, 2031