Karen Johnson Davidson County
Batch# 1484001 DEEDTRS
10/15/2026 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,529.06
20261015-0094565

This instrument prepared by:
Thomas W. McWaters, Esq.
Local Counsel For
Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 5, 2022, RBMc, LLC, made and executed to Trident Realty Investments, LLC, a certain deed of trust, conveying to Tennessee Title Services, LLC as trustee, certain property hereinafter fully set forth and described, was, recorded December 6, 2022 as Instrument Number 20221206-0127157, and assigned to Trident Realty Investments Atlas SPV, LLC, by document recorded February 13, 2026 as Instrument Number 20260213-0011695; and subsequently, THOMAS W. MCWATERS ESQ. was appointed substitute trustee by document April 7, 2026 as Instrument Number 20260407-0028051 of record in the office of the Register of Davidson County, Tennessee.

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said deed of trust, the owner thereof requested the undersigned to advertise and sell the property conveyed hereby, according to the terms of said deed of trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in ***The Westview Newspaper, LLC dba The Ledger -Nashville*** a newspaper published in Nashville, Davidson County, Tennessee, for two consecutive weeks, such advertisement appearing on April 24, 2026 and May 1, 2026, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being September 18, 2026, and place being as mentioned in said advertisement, at the front entrance of the Davidson County Courthouse in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off to Trident Realty Investments Atlas SPV, LLC at and for the sum of $683,531.00 that being the highest and best bid offered; and

NOW, THEREFORE, the undersigned, THOMAS W. MCWATERS, ESQ., substitute trustee, hereby bargains, sells and conveys unto the said Trident Realty Investments Atlas SPV, LLC for $683,531.00 the property above mentioned and now fully described as follows:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot Nos. 1 and 2 on the Plan of A C DUDLEYS Subdivision of part of the Nichol Property, as of record in Plat Book 161, Page 10, Register's Office for said County. Said part of Lot Nos. 1 and 2 front 50 feet on the Easterly side of 23rd Avenue North, formerly Bosley Street and runs back between parallel lines, with the Southerly margin of Simpkins Street 100 feet to a dead line.

Being the same property conveyed to RBMc, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Wells Legacy Enterprise, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221206-0127156, in the Register's Office for Davidson County, Tennessee, dated December 5, 2022 and recorded on December 6, 2022.

COMMONLY KNOWN AS: 1715 Simpkins St, Nashville, TN 37208
PARCEL NUMBER: 081-06-0-309.00

And the said SUBSTITUTE TRUSTEE, THOMAS W. MCWATERS, ESQ., hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The proceeds of sale have been disbursed, as follows:

Advertising charges	$1,366.50
Transfer fee	~$2,545.81
Recording fees	$34.75
Attorney fee	$3,175.00

IN WITNESS WHEREOF, the said SUBSTITUTE TRUSTEE, successor trustee, has hereunto set its hand and seal this 14 day of October, 2026.

Appointed Substitute Trustee

Thomas W. McWaters
Local Counsel for Wood & Lamping
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

STATE OF Tennessee
COUNTY OF Shelby

Before me a notary public in and for said state and county, personally appeared Thomas W. McWaters with whom I am personally acquainted and who upon oath acknowledged himself to be local counsel for Wood + Lamping and Trident Realty Investments Atlas SPV, LLC, the within named bargainer, a corporation, and that he as such attorney, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as attorney.

Witness my hand and seal this 14 day of October, 2026.

Notary Public

BROOK LYN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:

7/1/2030

Property owner & address: *Trident Realty Investments Atlas SPV LLC- 17103 Preston Rd., Suite 250, Dallas, Texas 75248*

Mail Tax Notice to: *Trident Realty Investments Atlas SPV LLC- 17103 Preston Rd., Suite 250, Dallas, Texas 75248*

OATH OF VALUE

I, or we, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $683,531.00 and other good and valuable consideration which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Agent for Grantee/Purchaser- Trident Realty Investments Atlas SPV, LLC

Sworn to and subscribed before me this 14 day of October, 2026.

Notary Public

BROOKLYN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:
7/1/2030

CERTIFICATION OF ELECTRONIC DOCUMENT

I, Thomas W. McWaters, 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 14, 2026 (date of document).

Affiant Signature

October 14, 2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/1/2030

Notary's Seal (if on paper)

BROOK LYN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

W+L 26-02048