Karen Johnson
Batch # 1485295
10/16/2026 11:20:55 AM
Fees: $18.00 Taxes: $366.30
Davidson County
DEEDTRS
3 pgs
20261016-0095113

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KATHRYN KOTOUCEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00**

Affiant

Subscribed and sworn to before me on this 15th day of October 2026.

Notary Public

My Commission Expires: 07/07/2027

This Instrument Was Prepared By:
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
United Community Bank 125 E. Broad Street Greenville, SC 29601	NEW OWNER	128-12-0C.066.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 3rd day of January 2020, TABOR LUCKEY executed a Deed of Trust, Assignment of Leases and Rent (the "Deed of Trust") to Earl O. Bradley, as trustee ("Trustee"), for the benefit of First Advantage Bank ("Beneficiary") One Million Eight Hundred Thirty-Five Thousand One Hundred and No/100 Dollars ($1,835,100.00) to secure the payment of certain U.S. Small Business Administration Promissory Note (the "Note") described in the Deed of Trust in the original principal sum of $1,835,100.00. The Note being payable to the order of United Community Bank as successor by merger with Reliant Bank as successor by merger with First Advantage Bank, said Note being payable as indicated in said Note and Deed of Trust, which is of record in Instrument No. 20200107-0002056 at the Register's Office for Davidson County, at Nashville, Tennessee, to which reference is hereby made;

WHEREAS, First Advantage Bank merged into Reliant Bank, effective April 1, 2020, and Reliant Bank subsequently merged into United Community Bank, effective January 1, 2022, such that United Community Bank is the successor by merger to First Advantage Bank and is the current Beneficiary, record owner, and holder of the Note, secured by the Deed of Trust; and has the authority to remove the Trustee and appoint a successor trustee; and

WHEREAS, United Community Bank is the current owner, holder, and beneficiary of said Note and Deed of Trust;

WHEREAS, United Community Bank maintains an interest in the Note and Deed of Trust;

WHEREAS, default has occurred with respect to the Note and Deed of Trust, including without limitation the failure to satisfy all outstanding loan obligations following the termination of the Forbearance Agreement dated October 26, 2025, and the acceleration of all obligations as of April 21, 2026; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by instrument of record in Instrument No. 20261015-0094644, recorded October 15, 2026, Register's Office for said County; and

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

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor 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* on May 15, 22, and 29, 2026, the online publication of *foreclosuretennessee.com* beginning May 13, 2026, for twenty (20) consecutive days; and

WHEREAS, the Successor 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 front steps of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201 on or about 11:00 a.m., October 7, 2026, and United Community Bank, as the best and highest bidder, became the purchaser of said property for the sum of Ninety Nine Thousand Dollars only ($99,000.00);

NOW, THEREFORE, Amy L. Wood, Esq., in her capacity as Successor Trustee, appointed by United Community Bank officer Steve Bradley on April 29, 2026, hereby transfers and conveys to United Community Bank, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1062 on the Plan of Woodbury Townhomes, as depicted on Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, of record in Instrument No. 20060310-0028278, as amended in First Amendment to the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, of record in Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

This conveyance is subject to any and all existing easements and restrictions of record.

Map/Parcel: 128-12-0C-066.00

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption except those redemption rights retained by the United States as provided in 26 U.S.C. § 7425(d)(1), exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

The above-described property is hereby transferred subject to any and all unpaid taxes, any matter on any applicable recorded plat, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust. The property is also transferred subject to the redemption rights of the United States as provided for in 26 U.S.C. § 7425(d)(1).

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 15th day of October 2026.

Amy L. Wood, Esq., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this ____ day of October 2026, before me personally appeared Amy L. Wood, Esq., Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be her free act and deed in the capacity of Successor Trustee.

Witness my hand and official seal, this the 15th day of October 2026.

Notary Public My Commission Expires: 12-29-2026

ELIZABETH GRACYALNA STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY