PREPARED BY AND RETURN TO:
NELSON MULLINS RILEY & SCARBOROUGH, LLP (KS)
1222 Demonbreun, Suite 1700
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1222851 DEEDTRS
01/02/2025 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250102-0000337

RESCISSION OF TRUSTEE'S SALE

The purpose of this recording is to rescind the foreclosure sale held on November 28, 2007 related to John Bowden, Jr. and Roberta Bowden and to set aside and void the Trustee's Deed described herein.

Whereas, on or about July 13, 1998, John Bowden, Jr. and Roberta Bowden executed a certain Deed of Trust in favor of American Title Company, as Trustee for Goodrich & Pennington Mortgage Fund, Inc., securing the payment of the indebtedness for the purchase of property commonly known as 3320 Moorewood Drive, Nashville, Tennessee 37207, and as further described in the Deed of Trust recorded in the Register of Deeds' Office of Davidson County, Tennessee on or about July 22, 1998, at book 11029, page 689 (the "Deed of Trust").

Whereas, on or about February 6, 2007, the holder of the debt appointed Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee by instrument of record recorded as Instrument No. 20070206-0015639 in the Register of Deeds' Office of Davidson County, Tennessee.

Whereas, the debt secured by the Deed of Trust went into default and Co-Trustee conducted a foreclosure sale of the property on or about November 28, 2007 at the Gaylord Entertainment Center, 501 Broadway, in Nashville, Tennessee, with Homesales, Inc. being the highest, best, and last bidder. On or about November 28, 2007, Co-Trustee executed a Trustee's Deed, recorded as Instrument No. 20071205-0140593 with the Register of Deeds' Office of Davidson County, Tennessee (the "Trustee's Deed").

Whereas, the Deed of Trust was assigned to JPMorgan Chase Bank, National Association by Tennessee Assignment of Deed of Trust executed on August 25, 2020, and recorded as Instrument No. 20200904-0101344 in the Register of Deeds' Office of Davidson County, Tennessee.

Whereas, Homesales, Inc. merged into IHC Merger Entity Corporation in 2023.

Now therefore, IHC Merger Entity Corporation sets aside, voids, and nullifies the Trustee's Deed executed on November 28, 2007. On behalf of IHC Merger Entity Corporation, JPMorgan Chase Bank, N.A. executes this Rescission of Trustee's Sale pursuant to a Limited Power of Attorney, a copy of which is attached hereto as **Exhibit A**.

IHC Merger Entity Corporation, By JPMorgan Chase Bank, N.A. as Attorney-In-Fact

By: Yvette Greene 12/19/2024
Name: Yvette Greene
Title: Authorized Signer

Physically Appeared

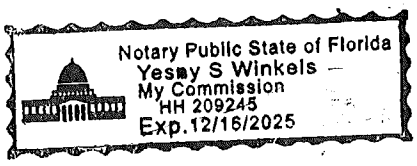
STATE OF FLORIDA)
COUNTY OF DUVAL)

I, Yesny S. Winkels, hereby certify that the above-named individual Yvette Greene, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 19 day of December, 2024.

Yesny S. Winkels

Yesny S Winkels 12/19/2024

Notary Public for FLORIDA
My Commission Expires: DEC 16 2025



IHC MERGER ENTITY CORPORATION

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, **IHC MERGER ENTITY CORPORATION** a Delaware Corporation (the "**Corporation**"), hereby makes, constitutes and appoints **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association formed under the laws of the United States of America (the "**Attorney**") as its true and lawful attorney-in-fact to act on behalf of the Corporation with full power to act in its name, place and stead to do the following:

(1) to execute and deliver all documents necessary or required, in connection with residential real estate documents such as deeds and assignments; and

(2) to represent the Corporation in all other acts related to the foregoing.

(3) Notwithstanding the foregoing, the Attorney may not execute powers of attorney, guarantees, comfort letters or other letters of support issued by the Corporation in respect of obligations of any of the Corporation's affiliates or subsidiaries.

This power of attorney (the "**Power of Attorney**") shall be effective as of the date hereof and shall remain in full force and effect until the earlier of: (i) a period of **three (3) years** from the date hereof; (ii) the date this Power of Attorney is revoked or terminated by the Corporation; (iii) such time as the Attorney is no longer required to take the actions authorized above; or (iv) the date the Attorney shall no longer be a subsidiary or affiliate of JPMorgan Chase & Co.

Previous lawful actions taken by the Attorney on behalf of the Corporation in accordance with the terms of this Power of Attorney prior to the effective date of this Power of Attorney are hereby ratified and confirmed.

The authority granted to the Attorney by this Power of Attorney is not transferable or delegable to any other party or entity.

This Power of Attorney shall be deemed to be made under, and shall be governed by and construed in accordance with, the laws of New York without regard to its conflict of laws rules.

(Signature page follows)

IN WITNESS WHEREOF, the Corporation has caused this Power of Attorney to be executed by its duly authorized officer as of the 17th day of November, 2022.

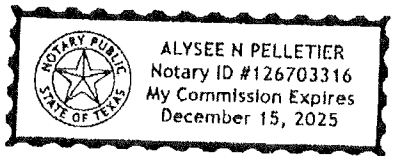
IHC MERGER ENTITY CORPORATION

By: Sarah Clark
Name: Sarah A. Clark
Title: Vice President

STATE OF TEXAS)
) ss.:
COUNTY OF COLLIN)

The foregoing instrument was acknowledged before me this 17th day of November, 2022 by Sarah A. Clark.

Alysee Pelletier
Notary Public



[Notary Stamp]

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jennifer Pugh-Nolan, do hereby make oath that I am [__] a licensed attorney and/or [✓] the custodian of the original version of the electronic document tendered for recording or registration herewith, and that this electronic document is a true and exact copy of the original document executed and certified according to law on December 19, 2024.

Affiant Signature

Date: January 2, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of January 2025.

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: July 7, 2027