AFTER RECORDING RETURN TO:
Avenue 365 Lender Services, LLC
2300 East Lincoln Highway , Suite 700
Langhorne, PA 19047
File No. 24434668REO

Karen Johnson Davidson County
Batch# 1224535 DEEDWARR
01/08/2025 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $2,543.75
20250108-0001532

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 172010A05000CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 19 day of December, 2024 by and between **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-NQM4 TRUST,** located at C/O NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 75 Beattie Place, Ste 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **Augusto Dulanto Chiang ,** residing at 58 Nickleby Down, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Six Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars ($687,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF COPPERFIELD REVISED, OF RECORD IN BOOK 6900, PAGES 555-559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property commonly known as: 58 Nickleby Down, Brentwood, TN 37027

Prior instrument reference: Instrument No. 20240603-0040721, Recorded: 06/03/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 19 day of December, 2024.

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-NQM4 TRUST, by NewRez LLC FKA New Penn Financial LLC dba Shellpoint Mortgage Servicing as attorney in fact

X By: _____

Print Name: Joel Fowler

Title: VP

STATE OF South Carolina
COUNTY OF Greenville

Before me, Wendy M Armonaitis, a Notary Public, of the State and County mentioned, personally appeared Joel Fowler, 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 VP (insert title) of **NewRez LLC FKA New Penn Financial LLC dba Shellpoint Mortgage Servicing as attorney in fact for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-NQM4 TRUST**, the within named Grantor and that such VP (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Greenville, SC, this 19 day of December, 2024.

_____
Notary Public Wendy M Armonaitis

My Commission expires: 8/7/2033

WENDY M. ARMONAITIS
My Commission Expires
NOTARY PUBLIC
August 7, 2033
STATE OF SOUTH CAROLINA

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $687,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

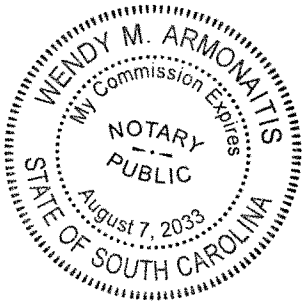
X _____
Affiant

Print Name: Joel Fowler

STATE OF South Carolina
COUNTY OF Greenville

Sworn to and subscribed before me this 19 day of December, 20 24.

_____
Notary Public Wendy M Armonaitis
My Commission Expires: 8/7/2033



Name and address for person(s) responsible for taxes:

Augusto Dulanto Chiang
58 Nickleby Down
Brentwood, TN 37027

Name and address of property owner:

Augusto Dulanto Chiang
58 Nickleby Down
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Matthew Hopkins, 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 12/19/2024 (date of document).

Affiant Signature

1/3/2025
Date

STATE OF PA
COUNTY OF BUCKS

Sworn to and subscribed before me this 3 day of JAN, 2025.

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries