* Affidavit of Consideration on p. 4.

Karen Johnson Davidson County
Batch # 1224641 DEEDTRS
01/08/2025 12:01:43 PM 5 pgs
Fees: $28.00 Taxes: $666.00

20250108-0001655

Prepared by and Returnable to:
David M. Anthony, Successor Trustee
EXO LEGAL PLLC
P.O. Box 121616
Nashville, Tennessee 37212
615-869-0634

Address New Owner(s)	Send Tax Bill To:	Map & Parcel No.:
Blue Mountain Investment Group LLC 505 Church Street, Suite 2104 Nashville, Tennessee 37219	New Owner	119-2-222.00

DEED IN LIEU OF FORECLOSURE

This **DEED IN LIEU OF FORECLOSURE** ("Deed") entered into by and between Integrity Group Solutions, LLC ("Grantor") and Blue Mountain Investment Group LLC ("Grantee").

WHEREAS, Grantor by a *Deed of Trust* dated December 2, 2019, of record at Instrument Number 20191204-0125123, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), conveyed to Rudy Title and Escrow Services, LLC, as Trustee, the Property as hereinafter described to secure the payment of certain indebtedness ("Indebtedness") owed to Grantee; and

WHEREAS, Grantor has defaulted in payment of the Indebtedness secured by the Deed of Trust and the Grantee, as owner and holder of said Indebtedness, has demanded that the real property be advertised and sold in satisfaction of said debt and the cost of foreclosure in accordance with the terms and provisions of said Deed of Trust and applicable law; and

WHEREAS, Grantor has offered to convey said Property to Grantee in lieu of Grantee holding the foreclosure sale and incurring the attorneys fees, costs and expenses associated with a foreclosure sale and the time to advertise and conduct a foreclosure sale.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold and by these presents does transfer and convey unto the said Grantee its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated herein with the appurtenances, estate, title, and interest thereto belonging ("Property").

In further consideration of the Grantor's conveyance herein and the forbearance by Grantee of its right to foreclose under the Deed of Trust and other good and valuable consideration, the parties do specifically and mutually agree and bind themselves as follows:

1. Grantor acknowledges and agrees that the property value is reasonably equivalent value in exchange for transfer of Grantor's right, title and interest in the Property as provided in this Deed.

2. Grantor acknowledges and agrees that it has no equity in the Property.

3. Grantor declares this conveyance is valid and fairly made, without force or duress and in exchange for the receipt of substantial and adequate consideration equal to the fair value of Grantor's interest in the Property and that this is an absolute conveyance (and not a conveyance for security purposes, a mortgage, Deed of Trust or security interest of any kind).

4. Grantor agrees and understands that all proceeds received from the subsequent sale of said Property by Grantee is property of the Grantee and Grantor is not entitled to any further credit or reduction of this Note.

5. Grantor warrants and represents that, except for liens owed to governmental authorities for ad valorem taxes, there are no unfiled liens for taxes, mechanics' liens, or other encumbrances on the property, other than the Deed of Trust held by Grantee. To the extent that any such liens exist, Grantor agrees to indemnify and hold harmless Grantee from any claims, liabilities, or damages arising from such liens.

6. This Deed shall not effect the Deed of Trust, and the Deed of Trust shall remain in full force and effect after the date of this Deed and the interest of Grantee, its successors and assigns in the Property upon effectuation of the conveyance as provided in this Deed shall not merge with the interest of Grantee or any affiliate of Grantee or any successors or assigns of Grantee nor shall this Deed extinguish the lien of the Deed of Trust, but rather the Deed of Trust shall be and remain at all times separate and distinct, notwithstanding any unity or commonality of interest in Grantee and the holder of the Deed of Trust and the Deed of Trust shall be and remain at all times a valid and continuous lien on the Property subject only to such written and recorded releases and reconveyance of the Deed of Trust as the holder of the Deed of Trust may execute at the date of this Deed, in its sole and absolute discretion. The execution, delivery and acceptance of this Deed shall not be construed to create or effect a merger of the lien of the Deed of Trust with the interest conveyed under this Deed. The holder of the Deed of Trust, its successors, affiliates and assigns, shall have the right to foreclose the lien of the Deed of Trust against all persons claiming an interest in or lien on any or all of the Property conveyed under this Deed.

WITNESS our hands this the 9th day of December, 2024.

GRANTOR:

Integrity Group Solutions, LLC

S. Abu-Bakr
Integrity Group Solutions, LLC
By: Salmantha Abu-Bakr
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared Integrity Group Solutions, LLC, with whom I am personally acquainted and who, upon oath acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 9th day of December, 2024.

CORTLYN STOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

Notary Public

GRANTEE:

Blue Mountain Investment Group LLC

By:
Its:

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, ~~Cortlyn Stokes~~ JB Jill Branyan, a Notary Public in and for said County and State, the within named ~~Brandon Davidson~~ Marcus Kurth, the bargainor, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2024.

Notary Public

My Commission Expires: 03/16/26

JILL BRANYAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Part of The W.C. Miller Home Place, Sterling Heights, Section Five, of record in Plat Book 1835, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Integrity Group Solutions, LLC by Warranty Deed recorded simultaneously herewith in Instrument No. 20191204-0125122, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property whichever is greater is $180,000.00. DMA

Affiant

Sworn to and subscribed before me on this 6th day of January, 2025.

Notary Public

My Commission Expires: 9/8/25

LENA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY