Commitment Number 240605661
Seller's Loan Number: 34556003

AFTER RECORDING RETURN TO:
NRHQ, LLC
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

This document prepared by:
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Karen Johnson
Batch # 1235833
02/10/2025 02 19 16 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250210-0009977

New Property Owner/Mail Tax Statements To:
NRHQ, LLC
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

Parcel ID No . 07116002600

QUITCLAIM DEED

THIS DEED made and entered into on this 30th day of January , 2025 , by and between **KIAVI FUNDING, INC.**, whose mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantor(s) and **NRHQ, LLC,** whose tax mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 60 FEET ON THE NORTHERLY 325 FEET OF LOT NO. 6 ON THE PLAN OF A. B. SPAIN'S SUBDIVISION OF THE LISCHEY GARDENS OF RECORD IN PLAT BOOK 161, PAGE 116, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID PART OF SAID LOT NO. 6 FRONTS 60 FEET ON THE EASTERLY SIDE OF JONES AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 269 FEET TO A DEAD LINE IN THE REAR, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY AS CONVEYED FROM MICKEL LAW FIRM, P.A , AS SUBSTITUTE TRUSTEE TO KIAVI FUNDING, INC. AS DESCRIBED IN SUBSTITUTE TRUSTE'S DEED, DATED 10/17/2024, RECORDED 10/22/2024, IN INSTRUMENT# 20241022-0082006, DAVIDSON COUNTY RECORDS.

Property Address: 1407 JONES AVE, NASHVILLE, TN 37207

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

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written

KIAVI FUNDING, INC.

By Barbara Sweazen

Name: Barbara Sweazen

Title Post Close Team Lead

STATE OF ~~Tennessee~~ Allegheny
COUNTY OF ~~Davidson~~ PA JW

Before me, JESSICA WINGEN, a Notary Public, of the State and County mentioned, personally appeared Barbara Sweazen, 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 Post Close Team Lead of **KIAVI FUNDING, INC.** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Allegheny County, this 30th day of JAN, 2025.

Commonwealth of Pennsylvania - Notary Seal
JESSICA WINGEN - Notary Public
Allegheny County
My Commission Expires July 27, 2026
Commission Number 1423859

Notary Public

My Commission expires.

VALUATION AFFIDAVIT

State of Pennsylvania
County of Allegheny

I, or we, 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 $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of January, 2025

Barbara Sweazen
Affiant

Barbara Sweazen
Print Name

(Seal)

Kaitlyn Bianchi
Notary Public

My commission expires:
June 26th 2027

Kaitlyn Bianchi
Print Name

Commonwealth of Pennsylvania - Notary Seal
KATLYN BIANCHI - Notary Public
Allegheny County
My Commission Expires June 26, 2027
Commission Number 1352292