Commitment Number: 240605661
Seller's Loan Number: 34556003

AFTER RECORDING RETURN TO:
YOU PROOF LLC
605 Press Place, Apt 111
Nashville, TN 37208

Karen Johnson
Batch # 1235833
02/10/2025 02 19 16 PM
Fees $23 00 Taxes $1,171 05

Davidson County
DEEDWARRSP
4 pgs

20250210-0009978

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

New Property Owner/Mail Tax Statements To:
YOU PROOF LLC
605 Press Place, Apt 111
Nashville, TN 37208

Parcel ID No.: 07116002600

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th day of January, 2025, by and between **NRHQ, LLC,** whose mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantor(s) and **YOU PROOF LLC,** whose tax mailing address is 605 Press Place, Apt 111, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Sixteen Thousand Five Hundred Dollars and Zero Cents ($316,500.00), 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 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 conveyed to NRHQ, LLC, by Quitclaim Deed from Kiavi Funding, Inc , of record in Instrument No. 20250210 000 9977, Register's Office of Davidson County, Tennessee

Property commonly known as: 1407 JONES AVE, NASHVILLE, TN 37207

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 30th day of January, 2025

NRHQ, LLC, by Kiavi Funding, Inc. as Attorney in Fact

By: Barbara Sweazen

Name: Barbara Sweazen

Title Post Close Team Lead

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

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. as Attorney in Fact for NRHQ, LLC** 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

Notary Public

My Commission expires:

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

VALUATION AFFIDAVIT

State of TN
County of DAVIDSON

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 $316,500.00 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

Affiant

John Glenn

Print Name

(Seal)

Notary Public

My commission expires

6-8-27

Logan Bell

Print Name

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

CTIC# _____