After recording return to:
Avenue 365 Lender Services, LLC
2300 East Lincoln Highway
Suite 700
Langhorne, PA 19047
Phone: (484) 594-1124

Karen Johnson Davidson County
Batch# 1256499 DEEDQC
04/04/2025 11:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250404-0025726

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

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **NRZ REO VIII, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantor") on this 14th day of March, 2025, for and in consideration of the sum of One and no/100 Dollar, do(es) hereby bargain, sell, release, remise, quitclaim and convey unto **Boulton Properties, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantee"), all our right, title and interest in and to the following described located in **Davidson** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Parcel ID Number: See attached Exhibit "A".

Property commonly known as: See attached Exhibit "A".

This conveyance is made subject to taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as may affect the premises.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this 14th day of March, 2025.

NRZ REO VIII, LLC, a Delaware Limited Liability Company

By: _____
Print Name: Franklin Marquet
Title: Authorized Signatory

STATE OF NEW YORK)
COUNTY OF NEW YORK)

On this 14th day of March, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Franklin Marquet, who did say that she/he is the Authorized signatory of **NRZ REO VIII, LLC, a Delaware Limited Liability Company**, known to me to be the person who executed the within deed on behalf of said **NRZ REO VIII, LLC, a Delaware Limited Liability Company** and acknowledged to me that she/he executed the same for the purposes therein stated.

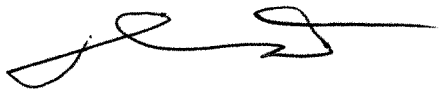
_____
Notary Public

Leigh Winchester
Printed Name
My Commission Expires: 8/21/27

LEIGH WINCHESTER
Notary Public - State of New York
NO. 01WI0012359
Qualified in New York County
My Commission Expires Aug 21, 2027

VALUATION AFFIDAVIT

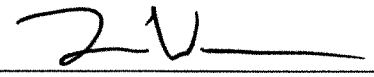
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.



Affiant
Print Name: Franklin Marquez

STATE OF New York
COUNTY OF New York

Subscribed and sworn to before me this 14th day of March, 2025.



Notary Public
My Commission Expires: 8/21/2025

LEIGH WINCHESTER
Notary Public - State of New York
NO. 01WI0012359
Qualified in New York County
My Commission Expires Aug 21, 2027

Name and address for person(s) responsible for taxes:
Boulton Properties, LLC
c/o Rithm Capital
799 Broadway, 8th Floor
New York, NY 10003

Name and address of property owner:
Boulton Properties, LLC
c/o Rithm Capital
799 Broadway, 8th Floor
New York, NY 10003

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE HOMES AT 1829 HAYNES STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE 1829 HAYNES STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20190410-0032705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, CO-OWNERS AND TENANTS OF THE 1829 HAYNES STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING OF RECORD AS INSTRUMENT NO. 20190410-0032705, AND BY-LAWS APPENDED THERETO AS EXHIBIT SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HERE OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Parcel ID Number: 071 05 0D 001.00CO

Being the same property conveyed to the Grantor in a Deed recorded on 9/27/24, under Instrument Number 20240927-0075037 in the Official Records of Davidson County, Tennessee.

Property Address: 1700 Edgewood Ave, Nashville, TN 37207

AND

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 688 ON THE PLAN OF FINAL P.U.D. PLAN OF PHASE II, SOMERSET OF RECORD IN PLAT BOOK 6900, PAGE 734, IN THE REGISTER'S OFFICE.

SAID LOT NO. 688 FRONTS 63.64 FEET ON THE NORTHEASTERLY MARGIN OF HUNTINGBORO TRAIL AND EXTENDS BACK 135.13 FEET ON THE NORTHWESTERLY LINE AND 120.00 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 70.70 FEET THEREON.

Parcel ID Number: 150 12 0A 013.00

Being the same property conveyed to the Grantor in a Deed recorded on 9/27/24, under Instrument Number 20240927-0075203 in the Official Records of Davidson County, Tennessee.

Property Address: 3713 Huntingboro Trl, Antioch, TN 37013

AND

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 1, OF RECORD IN PLAT BOOK 5200, PAGES 55 AND 56, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID Number: 150 07 0 058.00

Being the same property conveyed to the Grantor in a Deed recorded on 9/27/24, Instrument Number 20240927-0075203 in the Official Records of Davidson County, Tennessee.

Property Address: 204 New Towne Court, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, SHAWNNA SORENSON, 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 3-14-25 (date of document).

Affiant Signature

4-4-25
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 4th day of April, 2025.

Commonwealth of Pennsylvania - Notary Seal
Kathleen Smith, Notary Public
Philadelphia County
My Commission Expires December 12, 2027
Commission Number 1440742

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL