Karen Johnson Davidson County
Batch# 1288203 DEEDWARRSP
06/20/2025 02:18:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250620-0048582

Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	1004 Reelfoot Ct Nashville, TN 37214	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	Secretary of Housing and Urban Development c/o Information Systems & Network Corporation, 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106 Tax Parcel ID #:108 12 0 112
Grantor(s): **Reliance First Capital, LLC** (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)		Grantee(s): **Secretary of Housing and Urban Development**, their successors and assigns	

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 14 ON THE PLAN OF REELFOOT, SECTION ONE, AS OF RECORD IN PLAT BOOK 5200, PAGE 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 108 12 0 112.00

Commonly known as 1004 REELFOOT Court, Nashville, TN 37214

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20210617-0082017 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 3rd day of June, 2025.

Reliance First Capital, LLC
Thomas Queen (Printed Name)
Authorized Signer (Title)

STATE OF Illinois }
}
COUNTY OF Lake }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Thomas Queen (officer), 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 Authorized Signer (title) (or other officer authorized to execute the instrument) of Reliance First Capital, LLC, the within named bargainor, a corporation, and that such Authorized Signer (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signer (title).

Witness my hand and seal of office this the 3rd day of June, 2025.

OFFICIAL SEAL
ANDREA DEL VALLE VILLAFANE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/11/2026

Notary-Public
Andrea Del Valle Villafane
My Commission Expires: 10/11/2026

24-25154
1004 Reelfoot Ct Nashville TN 37214

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $279,255.31. **(Tax Exempt – Vesting Title into Government Entity – Secretary of Housing and Urban Development)**

BMD
Affiant

STATE OF GA }
}
COUNTY OF DeKalb }

Sworn to and Subscribed before me this 10 day of June, 2025.

Notary Public
My Commission Expires:

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

24-25154
1004 Reelfoot Ct Nashville TN 37214

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 June 3, 2025.

BW

Affiant Signature

Date: 6/10/2025

State of GA

County of DeKalb

Sworn to and subscribed before me this 10 day of June, 2025.

Notary's Signature

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028

MY COMMISSION EXPIRES:

Exhibit A

SECRETARY'S CERTIFICATE

I, Marc Miller, hereby certify to whom it may concern that:

1. I am a duly appointed and acting EVP and Secretary of Reliance First Capital, LLC ("Lender").

By resolutions of the Board of Directors of Lender adopted on September 8, 2018 the following individuals were designated as Authorized Signers for Lender for "the sole, limited and exclusive purposes, acting on behalf of Lender, of signing, executing and (where required by law or custom) attesting, acknowledging and/or recording: (1) requests for delivery of custodial mortgage loan documents, reconveyances, substitution of trustees, discharges, releases, satisfactions, and assignments of deeds of trust, trust deeds, mortgages and security deeds (each, a "Security Instrument") which Security Instruments secure paid in full mortgage loans subserviced for Lender by Dovenmuehle Mortgage, Inc. ("Subservicer") pursuant to that certain Subservicing Agreement dated February 3, 2015 (the "SA") between Lender and Subservicer and letters of direction as needed to process pre-payoff land trust transactions; (2) partial releases of collateral encumbered by any of the Security Instruments, but only with the prior written approval of an appropriate official of Lender in each instance; (3) modifications and/or extensions of so-called "balloon reset" mortgages owned or backing a security issued by Fannie Mae or FHLMC, but only in accordance with applicable guidance issued by those Agencies and the related mortgage loan documents; (4) modifications of notes and Security Instruments, to reamortize the remaining unpaid principal balance of the mortgage loans secured thereby, at the same interest rate and unexpired term, but only upon: (i) a substantial curtailment of mortgage loan principal, and (ii) the prior written consent of Lender and, if applicable, of Fannie Mae, FHLMC, HUD, USDA/RHS, or VA; (5) assignments, substitutions of trustees, pleadings, notices, deeds or other instruments necessary to institute, continue or complete foreclosures of loans subserviced for Lender by Subservicer, but only if the foreclosure or sale has been approved by an appropriate official of Lender in each instance; (6) proofs of claim, notices of transfer of claims, motions for relief from stay, objections to plans, reaffirmation agreements or other instruments required to be executed in connection with the bankruptcy of a mortgagor on a mortgage loan; (7) modifications of notes and Security Instruments to effect changes to principal balance, interest rate, unexpired term or payment amount in connection with loss mitigation activities, including documents necessary to effectuate deeds-in-lieu and short sales, but only with the prior written consent of Lender and, if applicable, the approval of Fannie Mae, FHLMC, HUD, USDA/RHS or VA; and (8) any and all other related instruments and documents, including without limitation (i) the power to request mortgage loan documents from any document custodian holding the same, and (ii) the power to endorse instruments required to effectuate mortgage loan payments or refunds (such as checks evidencing such payments or refunds):

Name:	Title:
Eric Alvine	Authorized Signer
Irina Altmark	Authorized Signer

Larisa Anisimova	Authorized Signer
Edward J. Bagdon	Authorized Signer
Alsiha Balogi	Authorized Signer
Maureen Biederer	Authorized Signer
Cyndilu Blank	Authorized Signer
Paula Borshell	Authorized Signer
Kelly Brand	Authorized Signer
Victoria Bressner	Authorized Signer
Georgina Buckley	Authorized Signer
Scott Burris	Authorized Signer
Sandi Chapman	Authorized Signer
William B. Corcoran	Authorized Signer
Anthony Cosgrove	Authorized Signer
Amber Cowan	Authorized Signer
Tisha Davis	Authorized Signer
Tracy A. Duck	Authorized Signer
Anna Eskildsen	Authorized Signer
David Q. Fagan	Authorized Signer
Lenny Figliola	Authorized Signer
Richard G. Fike	Authorized Signer
Ross Fisher	Authorized Signer
Kimberly Feigel	Authorized Signer
Jaime Garcia	Authorized Signer
Jason Geils	Authorized Signer
Margaret Georges	Authorized Signer
Keith Gerhardt	Authorized Signer
Adriana Glover	Authorized Signer
Jeffrey Hodal	Authorized Signer
Audrey Hoffman	Authorized Signer
Bettina Honold	Authorized Signer
Wendy House	Authorized Signer
Gina Iovino	Authorized Signer
Marsha Jones	Authorized Signer
Jessica Kavanagh	Authorized Signer
Jeremy Latham	Authorized Signer
Eduardo Laurel	Authorized Signer
Isaac Lopez	Authorized Signer
Teresa Magana	Authorized Signer
Steve Majovsky	Authorized Signer
Thomas Mason	Authorized Signer
Keith Manson	Authorized Signer
Kevin Mayers	Authorized Signer
Christopher Miranda	Authorized Signer

Tatyana Moldavskya	Authorized Signer
Bernadette McDonnell	Authorized Signer
Nancy Nelson	Authorized Signer
Michael Nennig	Authorized Signer
Rebecca Novakoski	Authorized Signer
Mary Nusser	Authorized Signer
Ariadne Ohlson	Authorized Signer
Greg Perry	Authorized Signer
Nick Pirolo	Authorized Signer
Agnes Piwowar	Authorized Signer
Mary K. Przybyla	Authorized Signer
Thomas Queen	Authorized Signer
Jodi Reisch	Authorized Signer
Anna Roman	Authorized Signer
Steven Slager	Authorized Signer
Harry Swanson	Authorized Signer
Teresa Teuchler	Authorized Signer
Christine Toppert	Authorized Signer
Iris Tredway	Authorized Signer
Anita M. Troccoli	Authorized Signer
Kelsey Trydal	Authorized Signer
Cathy Warner	Authorized Signer
Jill Weaver	Authorized Signer
Victoria Wolff	Authorized Signer
Sharon Yoder	Authorized Signer
Maridel Zalani	Authorized Signer
Sandra Zeiss	Authorized Signer

2. The resolutions referred to in the preceding section are, and remain, in full force and effect, and have not been modified, annulled or rescinded.

[executing signature and notarization on following page]

Dated: August 25, 2020

By: _____

Print Name: Marc Miller
EVP and Secretary of Reliance First Capital, LLC

STATE OF NEW YORK,
COUNTY OF SUFFOLK ss.

Acknowledged, subscribed and sworn to before me this 25th day of August, 2020, by Marc Miller, EVP and Secretary of Reliance First Capital, LLC, on behalf of said company.

MARY E. ZUCCALA
NOTARY PUBLIC, State of New York
No. 01ZU5066393, Nassau County
Term Expires Sept. 23, 20 22

_____
NOTARY PUBLIC

(Impress Notarial Seal Here)