Grantor's Source of Title: Multi-Family Deed of Trust, Assignment of Leases of Rents, Security Agreement, and Fixture Filing of record as Instrument No. 20221003-0108607 in the Davidson County, Tennessee Register of Deeds' Office,

SUBSTITUTE TRUSTEE'S DEED

This INDENTURE is made as of the 20th day of June, 2025, by and between GREGORY C. LOGUE, Substitute Trustee, of Sevier County, Tennessee, hereinafter called "Grantor," and FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called "Fannie Mae," a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. § 1716, et seq., and duly organized and existing under the laws of the United States hereinafter called "Grantee."

WITNESSETH:

WHEREAS, 110 ARCHWOOD PLACE, LLC, a Texas limited liability company, executed a Multi-Family Note in favor of WALKER & DUNLOP, LLC, dated September 30, 2022 in the original principal amount of $13,146,000.00 (the "Note"), which Note is more fully described in and secured by a Multi-Family Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated September 30, 2022 to Old Republic National Title Insurance Company of Tennessee as Trustee, and of record as Instrument No. 20221003-0108607 in the Register's Office for Davidson County, Tennessee, to which reference is here made (the "Deed of Trust"), and

WHEREAS, the Note and Deed of Trust were assigned to Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U S.C. § 1716, et seq., and duly organized and existing under the laws of the United States ("Fannie Mae") by Assignment of Security Instrument dated September 30, 2022, and of record as Instrument No 20221003-0108608 in the Davidson County, Tennessee Register's Office; and

WHEREAS, Fannie Mae, pursuant to the terms and conditions of the Deed of Trust, and for reasons sufficient to Fannie Mae, removed Old Republic National Title Insurance Company of Tennessee as Trustee, and appointed Gregory C. Logue, a resident of Sevier County, Tennessee, as Substitute Trustee on the 12th day of May, 2025, pursuant to an Appointment of Substitute Trustee of record as Instrument No. 20250515-0038182 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default in the payment of the Deed of Trust has occurred and proper notification of the parties and proper notification of said default has previously occurred, and

WHEREAS, proper notification of the parties previously occurred pursuant to the Substitute Trustee's Notice of Sale published in the *The Tennessean* on May 29, 2025, June 5, 2025, and June 12, 2025 (the "Notice"), and

WHEREAS June 20, 2025, at 11:00 a.m., prevailing time, at the front entrance of the Davidson County Historic Courthouse, One Public Square, Nashville, Tennessee, where foreclosures are customarily conducted, being the time and place designated for the sale, the

This Instrument was Prepared by
WOOLF, MCCLANE, BRIGHT, ALLEN & CARPENTER, PLLC (gcl)
P O Box 900, Knoxville, TN 37901 – (865)215-1000

Karen Johnson
Batch # 1290751
06/27/2025 10 01 47 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDTRS
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Property described herein was offered for sale at public auction to the highest and best bidder, for cash in hand pursuant to the terms of the Notice, and being cried for a reasonable time, was sold to Grantee at a bid of $10,973,835.02, said amount being the highest and best bid, which purchase price was paid to Grantor and applied by Grantor as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the aforesaid purchase price bid and paid by Grantee, Grantor, as Substitute Trustee, does hereby grant, bargain, sell, transfer and convey unto Grantee the Property described on *Exhibit A*, to have and to hold the same, together with all hereditaments, improvements, buildings, easements and appurtenances thereon and thereunto belonging and appertaining, in fee simple forever, and free from right and equity of redemption and all homestead and dower rights, but subject to all matters shown on any applicable recorded plan or plat; any unpaid taxes that exist as a lien against the Property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record not eliminated by the foreclosure, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the Property. This sale is also subject to any matter that an accurate survey of the Property might disclose.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month, and year first above written.

Substitute Trustee

GREGORY C. LOGUE, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GREGORY C. LOGUE, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of June, 2025.

C. Angela Rossini

Notary Public

ANGELA ROSSINI
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

My Commission Expires:
7·6·25

STATE OF TENNESSEE)
COUNTY OF KNOX)

To the best of the knowledge and belief of the undersigned, the actual consideration or true value, whichever is greater, for this transfer is $10,973,835.02 Grantee is **EXEMPT** from assessment of any transfer tax under Tenn. Code Ann. § 67-4-409 pursuant to 12 U.S.C. § 1723(a) and 12 U.S.C. § 1452.

WOOLF, MCCLANE, BRIGHT, ALLEN & CARPENTER, PLLC

By: _____
Gregory C. Logue

Sworn to and subscribed before me this 20th day of June, 2025.

_____
Notary Public

C. ANGELA ROSSINI STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires.
7.6.25

CLT #04311018700

The best street address for this property is 110 Archwood Drive, Madison, Davidson County, Tennessee 37115

Name and address of owner and entity responsible for real property taxes.

Fannie Mae
Granite Park VII
5600 Granite Parkway
Plano, Texas 75024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, according to an unrecorded survey of Lewis R. Mefford, Jr. Surveyor Lic No. 5076, dated June 9, 1977, and being Lot No. 6 on the Plan of John W. Anderson Subdivision of the Re-Subdivision of Lot 4 on the map of the Survey of Anderson Tract, which Plan is of record in Book 1835, Page 34, Register's Office for said County, and part of Lot 5 on the Map of the Survey of Anderson Tract, which Map is of record in Book 1130, Page 37, said Register's Office, and according to said survey being more particularly described as follows

BEGINNING at an iron pin being North 03 deg. 02 min. 55 sec. East 110.18 feet from a concrete monument in the North right-of-way of State Route No. 45, also being in the East right-of-way of Archwood Drive; thence North 03 deg. 02 min. 55 sec. East, with the East right-of-way of Archwood Drive, 115.00 feet to an iron pin in same; thence North 86 deg. 17 min 40 sec East 435.00 feet to an iron pin, the Southeast corner of Parcel 181, Map No. 43-11; thence North 04 deg. 16 min. 25 sec. East, passing the East corners of Parcel Nos. 181, 182, 183, 184, 186, 587.30 feet to an iron pin; the Northeast corner of Parcel No. 185 and in the South right-of-way of DuPont Avenue; thence South 86 deg. 02 min. 45 sec. East, with the South right-of-way of DuPont Avenue, 434.3 feet to an iron pin in same; thence South 04 deg. 16 min. 25 sec West, with the West boundary line of Parcel No. 186, Map No. 43-11, 759.79 feet to an iron pin, the Southwest corner of Parcel No. 186 and in the North right-of-way of State Route No. 45; thence North 85 deg 22 min. 54 sec. West, with the North right of way of State Route No. 45, 430.46 feet to a concrete monument in same; thence North 02 deg. 45 min. 53 sec. East 52.52 feet to an iron pin, the Northeast corner of Parcel No. 179, Map 43-11; thence North 86 deg. 17 min. 40 sec. West, with the North line of Parcel No. 179, 435.00 feet to an iron pin; the point of beginning, containing 8.69 acres, more or less.

Being the same property conveyed to 110 ARCHWOOD PLACE LLC, A TEXAS LIMITED LIABILITY COMPANY, by deed from ARCHWOOD GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20201208-0141942, dated November 30, 2020, said Register's Office

See also Multi-Family Deed of Trust, Assignment of Leases of Rents, Security Agreement, and Fixture Filing of record as Instrument No. 20221003-0108607 in the Davidson County, Tennessee Register of Deeds' Office.

Others who may have an interest in the property subject to this sale are as follows.

1. Subject to all matters shown on the Plat of record in Plat Book 1130, Page 37 and in Plat Book 1835, page 34, in the Register's Office for Davidson County, Tennessee.

2. Grant of Easement of record as Instrument No. 20170717-0071698 and 20110930-0075713 in the Register's Office for Davidson County, Tennessee