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. 20221003-0108601 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, 321 WALTON LANE, 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 $17,344,000.00 (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. 20221003-0108601 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. 20221003-0108602 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. 20250515-0038183 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 10:30 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 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

Karen Johnson Davidson County
Batch # 1290751 DEEDTRS
06/27/2025 10 01 47 AM 4 pgs
Fees $22 00 Taxes $0 00
20250627-0050753

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

$14,483,368.76, 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.

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

C. 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 $14,483,368.76. 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.

C. Angela Rossini
Notary Public

C. ANGELA ROSSINI
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

My Commission Expires:
7-16-29

CLT #05100014000

The best street address for this property is 321 Walton Lane, 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 Davidson County, Tennessee, being the Edwin B. Raskin property located at 321 Walton Lane in Davidson County, Tennessee, also known as Parcel 05100014000 (Reference Book 5733, Page 351, Rodct), more particularly described as follows:

Beginning at a utility pole in the right-of-way of Walton Lane (being a 50' right of way) and being located N 85 deg. 51'21" W a distance of 449.11' from the point of intersection of the centerlines of Walton Lane and Lewis Road, thence going S 84 deg. 18'57" E a distance of 658.88' to a 1/2" iron rod (old) being the northeast corner of this described property and the northwest corner of D&D Investments (DB-200205310066086); thence leaving Walton Lane and going with the D&D Investments property S 06 deg. 02'33" W a distance of 233.06' to a 1/2" iron rod (old); thence N 84 deg. 20'36" W a distance of 118.95' to a 1/2" iron rod (old); thence S 05 deg. 59'26" W a distance of 107.00' to a 1/2" iron rod (old); thence N 84 deg. 58'45" W a distance of 16.72' to a 1/2" iron rod (old); thence with D&D Investments and the properties of Lot 2A of Kinsington Chase Subdivision belonging to Ronda K. Hunter (DB-200206060069080), Lot 1B belonging to Zobair and Nasrian Rahimi (DB-200807030069086), and Lot 1A belonging to Linda Maria Thompson (DB-20012070135339) S 05 deg. 51'01" W a distance of 275.00' to a 6" concrete monument (old) in the north right-of-way of Briley Parkway (being a T.D.O.T. planned right-of-way) being the southeast corner of this described property and the southwest corner of Thompson; thence leaving Thompson and going with the Briley Parkway right-of-way N 84 deg 04"39" W a distance of 236.74' to a 1/2" iron rod (old), thence N 67 deg. 14'16" W a distance of 274.17' to a 1/2" iron rod (old) being the southwest corner of this described property and the southeast corner of Lot 2 of Cayce Estates Subdivision, Phase I, belonging to Judith K. Stewart (Book 11007, Page 514); thence leaving Briley Parkway and going with the Stewart property and the property, of Lot 1 belonging to Marco and Rita Duran (Book 11113, Page 62) N 03 deg. 22'12" E a distance of 534.23' to the point of beginning, having an area of 7.71 acres, more or less, as surveyed by Brian McMeans, R.L.S. #2645 of Global Surveying, LLC on August 7, 2013.

Being the same property conveyed to 321 WALTON LANE, LLC, A TEXAS LIMITED LIABILITY COMPANY, by deed from FAWNWOOD GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, dated November 30, 2020, of record in Instrument No. 20201204-0141159, 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. 20221003-0108601 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. Sewer Easement of record in Book 4799, page 270, in the Register's Office for Davidson County, Tennessee.

2. Deed of Conveyance of Sewer lines of record in Book 4819, page 709, in the Register's Office for Davidson County, Tennessee.

3. Grant of Easement of record in Instrument Number 20141030-0100323 in the Register's Office for Davidson County, Tennessee