[WARRANTY DEED IN LIEU OF FORECLOSURE]

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291575 DEEDWARR
06/30/2025 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250630-0051154

KNOW ALL MEN BY THESE PRESENTS:

THAT Mae L. Jordan (herein called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, and in further consideration of the cancellation and extinguishment of that certain Promissory Note (herein the "Note"), dated October 28, 1996 in the original principal amount of $127,500.00, executed and delivered by Grantor to Grantee, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Secretary of Housing and Urban Development whose address is 14002 East 21st Street, Suite 300, Tulsa, OK 74134 (herein the "Grantee"), all of (i) the real property (the "Land") located in Davidson County, TN, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Edge-O-Lake Estates, Section I, as of record in Book 3500, Page 43, Register's Office for said County, to which plan is made for a more complete description.

Being the same property as conveyed to Grantors by Quitclaim Deed Book 10246 Page 125, in the Register's Office of Davidson County, Tennessee.

Together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); together with (iv) all personal property situated in, on or about the Land and any Improvements (herein called the "Personalty").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject as aforesaid, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed the same as a foreclosure or the Liens and as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto;

B. Notwithstanding the above cancellation and extinguishment of the Note and other provisions hereof, all of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of the Note, including, without implied limitation that certain Mortgage/Deed of Trust dated October 28, 1996 in favor of Unity Mortgage Corp. DBA The Reverse Mortgage Company, in Book: 10246 at Page: 127 of the Public Records of Davidson County, TN, are NOT RELEASED or RELINQUISHED in any manner or respect whatsoever, which Liens shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors and assigns, and recorded in the Public Records of Davidson County, TN, which Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion;

C. Neither Grantor nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly

provide that each such interest in the Liens on one hand and title on the other be, and remain at all times SEPARATE and DISTINCT,

D. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the security interest of Grantee in the Property under the Liens and that for purposes of priority as between (i) intervening or inferior liens, claims or encumbrances on or against the Property, and (ii) the Liens, any and all rights of the Grantee to exercise its remedies of foreclosure by judicial or non judicial foreclosure of any of the Liens or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument; and

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

F. Current and 20 25 ad valorem taxes on the Property are expressly assumed by Grantee.

EXECUTED this 10th day of June, 2025.

Mae L Jordan

Mae L Jordan

State of Tn
County of Davidson

On this 10th day of June, 2025, before me personally appeared Mae L Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and Notarial Seal at office this 10th day of June, 2025

Notary Public
My Commission Expires: 9-2-25

JAMES AARON JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES: Secretary of Housing and Urban Development – 14002 East 21st Street, Suite 300, Tulsa, OK 74134
Case No.: 25-125686
Map Parcel I.D.: 150 01 0 007.00
Property Address: 2704 Priest Lake Drive, Nashville, TN 37217

PREPARED BY AND RETURN TO:
TN DIL
LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400, Charlotte, NC 28216
(704) 333-8107

Tennessee Certification of Electronic Document

I, Sarah Carey, 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 06/10/2025 (date of document).

Sarah Carey
Affiant Signature

06/26/2025
Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 26th day of june, 2025.

Jessica LePage
Notary's Signature

MY COMMISSION EXPIRES: 8/1/2026

NOTARY'S SEAL

JESSICA LEPAGE
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires August 1, 2026