THIS INSTRUMENT PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, Tennessee 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $171,700.00.

AFFIANT

SUBSCRIBED AND SWORN to before me, this 10th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: May 8, 2028

Karen Johnson Davidson County
Batch# 1295863 DEEDWARR
07/10/2025 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $635.29
20250710-0054484

Andrew Suzore State of Tennessee Notary Public Davidson County

DEED IN LIEU OF FORECLOSURE

Address New Owner:	Send Tax Notices To:	Map-Parcel Numbers
Flash Raise Funding, LLC 200 Bartlett St., Ste. 108 El Paso, TX 79912	Flash Raise Funding, LLC 200 Bartlett St., Ste. 108 El Paso, TX 79912	043 02 0A 245.00

WHEREAS, Flash Raise Funding, LLC (the "Grantee") is the owner and holder of a certain promissory note (the "Note") dated November 30, 2023, from Dante L. Ewing (the "Obligor") to the Grantee, in the original principal amount of One Hundred Nineteen Thousand and 00/100 Dollars ($119,000.00) hereinafter referred to as the "Flash Raise Obligation", which is secured by the Deed of Trust granted by Dante L. Ewing (the "Grantors") of record in Instrument No. 20231205-0094124, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Grantor acknowledges that default exists under the Flash Raise Obligation; and

WHEREAS, Grantor desires to execute this Deed in Lieu of Foreclosure (the "Deed") in order for Obligor to receive credit toward the Flash Raise Obligation in the amount set forth below; and

NOW, THEREFORE, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, in fee simple, the following described real estate (the "Property"):

Land in Davidson County, Tennessee, being Unit #245 on the plan of Resubdivision of a portion, Phase Two, Cedarwood Courtyard Homes, Buildings N Thru Z (inclusive), a Planned Unit Development of record in Plat Book 5200, Page 590, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dante L. Ewing, unmarried, by Quitclaim Deed from Thalla S. Ewing, unmarried and Kenon T. Ewing, married, of record in Instrument No. 20221021-0114992, in the Register's Office of Davidson County, Tennessee, dated October 20, 2022 and recorded on October 21, 2022.

Grantor hereby attests and affirms that this property has not been a personal residence of the Grantor.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors, for themselves, and for its successors and assigns, do hereby covenant and agree to and with Grantee that they are lawfully seized and possessed to the Property conveyed hereby in fee simple; that they have the full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as provided on Exhibit A attached hereto, and that they will forever warrant and defend the title to same against the lawful claims of all persons whomsoever.

In further consideration of the Grantors' conveyance herein and the forebearance by Grantee of its right to foreclose under the Deed of Trust, and other good and valuable consideration, the Grantors and Grantee do specifically and mutually agree and bind themselves as follows:

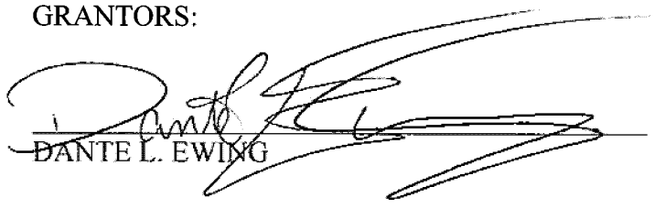
1. This Deed is an absolute conveyance of Grantor's rights, title and interest in the Property, and is not intended as a mortgage, trust conveyance or a security of any kind.

2. Grantors acknowledge and agree that this Deed is executed in exchange for a credit against the Flash Raise Obligation in the amount of $131,273.61.

WITNESS our hands this 10th day of July, 2025.

[SIGNATURES ON FOLLOWING PAGE]

GRANTORS:

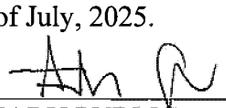


DANTE L. EWING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, DANTE L. EWING, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2025.



NOTARY PUBLIC

My Commission Expires: May 8, 2028

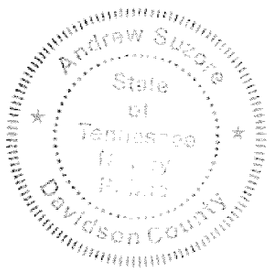


EXHIBIT A

1. Plan of record in Plat Book 5200, page 590 and Book 5497, page 800, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5302, Page 546, as amended in Book 5495, page 661; Book 6119, page 402; Book 6216, page 432; Book 6707, page 216; Book 9010, page 503; Book 9010, page 505, Book 6216, Page 434 and Instrument No. 20070802-0092060 , and Book 5707, page 121; Book 5720, page 912; Book 5776, page 741 and Book 6053, page 425; Book 6062, page 285, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. By-Laws of Cedarwood Courtyard Homes of record in Book 5307, Page 231, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855 , in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement of record in Instrument Number 20110325-0023033, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4845, Page 36, in the Register's Office for Davidson County, Tennessee.

6. Common Open Space of record in Book 6216, Page 432, in the Register's Office for Davidson County, Tennessee.

Return to:
Venture Law, PLLC
1104 Fatherland St
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 **July 10, 2025**.

Date

Affiant Signature

July 10, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10th** day of **July**, 20**25**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)