This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1313512 DEEDWARRSP
08/21/2025 03:25:30 PM 7 pgs
Fees: $38.00 Taxes: $2,512.30
20250821-0067175

SPECIAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Mary Michael Teel and Philip Clark 2012 White Avenue Nashville, Tennessee 37208	New Owner	105-10-0-334.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREGORY S. POHL**, a single man and **CF REO LLC**, an Arizona limited liability company (collectively, "Grantor"), does hereby transfer, sell and convey unto **MARY MICHAEL TEEL** and **PHILIP CLARK**, wife and husband (collectively, the "Grantee"), Grantee's heirs and assigns, forever, all right, title and interest in and to that certain tract or parcel of land located at 2012 White Avenue, Nashville, Davidson County, Tennessee 37208, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 19th day of August, 2025.

GRANTOR:

CF REO LLC, an Arizona limited liability company

By: _____
Tyler Larson, Chief Investment Officer

STATE OF Arizona
COUNTY OF Maricopa

Before me, a Notary Public of the state and county mentioned, personally appeared Tyler Larson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Investment Officer of **CF REO LLC**, an Arizona limited liability company, the within named bargainor, and that he in his capacity as the Chief Investment Officer of the Company executed the foregoing instrument for the purposes therein contained by signing his name on behalf of the Company as such Chief Investment Officer.

WITNESS my hand and seal, at office in Scottsdale, Arizona this 19th day of August, 2025.

_____
Notary Public

My Commission Expires: 7-11-2029

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 685259
My Comm. Expires Jul 11, 2029

Gregory S. Pohl

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public of the state and county mentioned, personally appeared Gregory S. Pohl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Murfreesboro, Tennessee this 15th day of August, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

NSH 3256611.1

STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration for this transfer is $ 679,000.00

AFFIANT

Subscribed and sworn to before me, this 20 day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTH 20 FEET OF LOT NO. 3 AND THE NORTH 20 FEET OF LOT NO. 4, BLOCK 17, ON THE PLAN THAT CERTAIN BLOCK OF THE YARBROUGH SUBDIVISION OF WOODLAND AS SHOWN ON PLAT OF RECORD BOOK 161, PAGE 87, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GREGORY S. POHL AND DANIEL S. BRAY, BY DEED, OF RECORD IN INSTRUMENT NO. 20220525-0060915, SAID REGISTER'S OFFICE. THE SAID DANIEL S. BRAY HAVING SINCE DIED ON OR ABOUT OCTOBER 31, 2022, LEAVING GREGORY S. POHL AS THE SURVIVING TENANT BY THE ENTIRETY.

BEING THE SAME PROPERTY CONVEYED TO CF REO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY DEED, OF RECORD IN INSTRUMENT NO. 20250411-0027173, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 2012 WHITE AVENUE, NASHVILLE, TENNESSEE 37208.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2025 and thereafter.

2. Subject to all matters shown on the Plan of record in Book 161, Page 87 and Book 57, Page 155, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A. Mason, 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 August 15 2025.

Affiant Signature

8/20/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026