INSTRUMENT PREPARED BY:
CIVIC REAL ESTATE HOLDINGS III, LLC
Carlos Paz - AVP, REO Closing & Title
c/o Fay Servicing, LLC
425 South Financial Place, Suite 2000
Chicago, IL 60605
(800) 495-7166

Karen Johnson Davidson County
Batch# 1314022 DEEDWARRSP
08/25/2025 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $3,052.50
20250825-0067881

Address of New Owner and
Send Tax Bills to:
Faron Daugs
1005 Monroe St B
Nashville, TN 37208

Map & Parcel No.: 081162E00100CO

File #: TCE-406318-TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 CENTS ($825,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CIVIC REAL ESTATE HOLDINGS III, LLC,** (herein referred to as "Grantor") with an address of c/o Fay Servicing, LLC, 425 South Financial Place, Suite 2000, Chicago, IL 60605, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Faron Daugs and Julie Daugs,** (herein referred to as "Grantee"), with an address of 1005 Monroe St B, Nashville, TN 37208,, heirs and assigns, forever, the following described tract or parcel of land located in **Davidson County, Tennessee,** to wit:

SEE EXHIBIT "A," Attached Hereto and Made a Part Hereof

also known by street and number: 1042 Scovel St, Unit A, Nashville, TN 37208

Being the same property conveyed to CIVIC REAL ESTATE HOLDINGS III, LLC by Deed dated February 27, 2025 and recorded February 27, 2025, as Instrument No. 20250227-0014637, filed in the office of the Clerk of Davidson County, State of Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs, and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that is lawfully seized and possessed of said property, has a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2024 real estate taxes, which are to be prorated.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS Grantor's hand this 12 day of August, 2025.

GRANTOR

CIVIC REAL ESTATE HOLDINGS III, LLC

By: Fay Servicing, LLC, its Attorney-in-Fact

Michael Brooks, REO Closing Coordinator

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 12 day of August, 2025 before me by means of ☒ physical presence or ☐ online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free and voluntary act and deed of said **Civic Real Estate Holdings III, LLC, By Fay Servicing, LLC, its Attorney-in-Fact,** for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires: 11/9/25

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 196994
EXPIRES: November 9, 2025
Bonded Thru Notary Public Underwriters

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 825.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary audit.

Affiant (Grantee or Grantee's Agent)

Tiarra Graysman
Print Name

Affiant (Grantee or Grantee's Agent)

Tina Shinn
Print Name

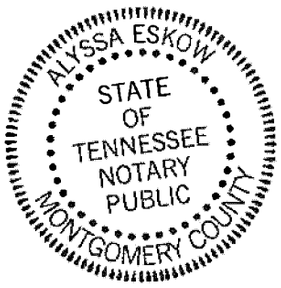
STATE OF Tennessee

COUNTY OF Montgomery

Sworn to and subscribed before me this 12 day of August, 2025

Notary's Signature

My Commission Expires: 4/18/2026



Name and address for the person(s) responsible for taxes:
Faron Daugs
1005 Monroe St B
Nashville, TN 37208

Name and address of property owner:
Faron Daugs
1005 Monroe St B
Nashville, TN 37208

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS LOCATED THEREON, BUT NO FURTHER OR OTHERWISE, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH COMMON AREA, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1042 SCOVEL STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20201214-0146596 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REGERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED TO CIVIC REAL ESTATE HOLDINGS III, LLC FROM RUBIN LUBIN TN, PLLC BY THAT DEED DATED 02/27/2025 AND RECORDED 02/27/2025 IN INSTRUMENT NUMBER : 20250227-0014637 IN THE DAVIDSON COUNTY RECORDS.

PARCEL ID(S): 081162E00100CO

Certificate of Authenticity

I, Joshua A. Terry, 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 8/12/2025.

Affiant Signature – Joshua A. Terry

8/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27