This instrument was prepared by:

Woolf, McClane, Bright,
Allen & Carpenter, PLLC
(GCL)
900 Riverview Tower, 900 S. Gay
Street Knoxville, Tennessee 37902-
1810

Name and Address of New Owner:
900 TITLE JEFFERSON LLC
C/O CWCapital Asset Management,
LLC 900 19th Street, NW, 8th Floor
Washington, DC 20006
Attn: Brian Hanson

Name and Address of Responsible Taxpayer:
900 TITLE JEFFERSON LLC
C/O CWCapital Asset Management,
LLC 900 19th Street, NW, 8th Floor
Washington, DC 20006
Attn: Brian Hanson

Karen Johnson Davidson County
Batch # 1323951 DEEDQC
09/18/2025 10:17:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250918-0074536

Tax ID Number: 04311018700

Space Above This Line for Register's Use

QUITCLAIM DEED

This INDENTURE is made on this 20th day of June, 2025, by and between the undersigned 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 ("Grantor"), and 900 TITLE JEFFERSON, LLC, a Delaware limited liability company ("Grantee"), nominee.

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and quitclaimed and does hereby release and quitclaim unto Grantee all of the estate, right, title, and interest of Grantor in and to that certain real property and premises described in **Exhibit A** attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month, and year first above written.

Grantor's Signature:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Printed Name: Roy E. Miller

Title: Vice President

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Roy E. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of FEDERAL NATIONAL MORTGAGE ASSOCIATION, the within named bargainor, a corporation, and that he/she, as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as VP.

Witness my hand and seal, this 8 day of August, 2025.

LINDA HENDERSON
My Notary ID # 1511536
Expires April 19, 2028

_____
Notary Public

My Commission Expires:
4-19-28

I hereby swear or affirm that the actual consideration of this quitclaim deed is $0.

_____
Affiant

Subscribed and sworn to before me this 8 day of August, 2025.

_____
Notary

Public My Commission Expires: 4-19-28

LINDA HENDERSON
My Notary ID # 1511536
Expires April 19, 2028

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, according to an unrecorded survey of Lewis R. Mefford, Jr. Surveyor Lic No. 5076, dated June 9, 1977, and being Lot No. 6 on the Plan of John W. Anderson Subdivision of the Re-Subdivision of Lot 4 on the map of the Survey of Anderson Tract, which Plan is of record in Book 1835, Page 34, Register's Office for said County, and part of Lot 5 on the Map of the Survey of Anderson Tract, which Map is of record in Book 1130, Page 37, said Register's Office, and according to said survey being more particularly described as follows:

BEGINNING at an iron pin being North 03 deg. 02 min. 55 sec. East 110.18 feet from a concrete monument in the North right-of-way of State Route No. 45, also being in the East right-of-way of Archwood Drive; thence North 03 deg. 02 min. 55 sec. East, with the East right-of-way of Archwood Drive, 115.00 feet to an iron pin in same; thence North 86 deg. 17 min. 40 sec. East
435.00 feet to an iron pin, the Southeast corner of Parcel 181, Map No. 43-11; thence North 04 deg. 16 min. 25 sec. East, passing the East corners of Parcel Nos. 181, 182, 183, 184, 186,
587.30 feet to an iron pin; the Northeast corner of Parcel No. 185 and in the South right-of-way of DuPont Avenue; thence South 86 deg. 02 min. 45 sec. East, with the South right-of-way of DuPont Avenue, 434.3 feet to an iron pin in same; thence South 04 deg. 16 min. 25 sec. West, with the West boundary line of Parcel No. 186, Map No. 43-11, 759.79 feet to an iron pin, the Southwest corner of Parcel No. 186 and in the North right-of-way of State Route No. 45; thence North 85 deg. 22 min. 54 sec. West, with the North right of way of State Route No. 45, 430.46 feet to a concrete monument in same; thence North 02 deg. 45 min. 53 sec. East 52.52 feet to an iron pin, the Northeast corner of Parcel No. 179, Map 43-11; thence North 86 deg. 17 min. 40 sec. West, with the North line of Parcel No. 179, 435.00 feet to an iron pin; the point of beginning, containing 8.69 acres, more or less.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by Substitute Trustee's Deed from GREGORY C. LOGUE, SUBSTITUTE TRUSTEE, of record as Instrument No. 20250627-0050752, dated June 20, 2025, in the Register's Office for Davidson County, Tennessee.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON THIS **EXHIBIT A**. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.