Karen Johnson Davidson County
Batch # 1323951 DEEDQC
09/18/2025 10:17:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250918-0074537

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

Tax ID Number: 05100014000

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 Davidson County, Tennessee, being the Edwin B. Raskin property located at 321 Walton Lane in Davidson County, Tennessee, also known as Parcel 05100014000 (Reference Book 5733, Page 351, Rodct), more particularly described as follows:

Beginning at a utility pole in the right-of-way of Walton Lane (being a 50' right of way) and being located N 85 deg. 51'21" W a distance of 449.11' from the point of intersection of the centerlines of Walton Lane and Lewis Road, thence going S 84 deg. 18'57" E a distance of 658.88' to a 1/2" iron rod (old) being the northeast corner of this described property and the northwest corner of D&D Investments (DB-200205310066086); thence leaving Walton Lane and going with the D&D Investments property S 06 deg. 02'33" W a distance of 233.06' to a 1/2" iron rod (old); thence N 84 deg. 20'36" W a distance of 118.95' to a 1/2" iron rod (old); thence S 05 deg. 59'26" W a distance of 107.00' to a 1/2" iron rod (old); thence N 84 deg. 58'45" W a distance of 16.72' to a 1/2" iron rod (old); thence with D&D Investments and the properties of Lot 2A of Kinsington Chase Subdivision belonging to Ronda K. Hunter (DB-200206060069080), Lot 1B belonging to Zobair and Nasrian Rahimi (DB-200807030069086), and Lot 1A belonging to Linda Maria Thompson (DB- 20012070135339) S 05 deg. 51'01" W a distance of 275.00' to a 6" concrete monument (old) in the north right-of-way of Briley Parkway (being a T.D.O.T. planned right-of-way) being the southeast corner of this described property and the southwest corner of Thompson; thence leaving Thompson and going with the Briley Parkway right-of-way N 84 deg. 04"39" W a distance of 236.74' to a 1/2" iron rod (old); thence N 67 deg. 14'16" W a distance of 274.17' to a 1/2" iron rod (old) being the southwest corner of this described property and the southeast corner of Lot 2 of Cayce Estates Subdivision, Phase I, belonging to Judith K. Stewart (Book 11007, Page 514); thence leaving Briley Parkway and going with the Stewart property and the property, of Lot 1 belonging to Marco and Rita Duran (Book 11113, Page 62) N 03 deg. 22'12" E a distance of 534.23' to the point of beginning, having an area of 7.71 acres, more or less, as surveyed by Brian McMeans, R.L.S. #2645 of Global Surveying, LLC on August 7, 2013.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by Substitute Trustee's Deed from GREGORY C. LOGUE, SUBSTITUTE TRUSTEE, dated JUNE 20, 2025, of record as Instrument No. 20250627-0050753, 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.