SPECIAL WARRANTY DEED

This Instrument Prepared by:
Magnolia Title
227 Parkway
Sevierville, TN 37862
File No. MT25-167

Karen Johnson
Batch # 1337108
10/22/2025 09 46 48 AM
Fees $18 00 Taxes $1,757 50

Davidson County
DEEDWARRSP
3 pgs

20251022-0084045

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Owner: Grantee/New Owner
Southern Specialty Properties LLC
Address: 3611 Braselton Hwy., Suite 203
Dacula, GA 30019

Property Address:
1006 Iverson Avenue
Nashville, TN 37216
MAP: 072-02-0-011.00

OATH:
I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$475,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT
Subscribed and sworn to before me this the 17 day of October, 2025

My Commission Expires 2/25/26

NOTARY PUBLIC

REBEKKAH MAY
NOTARY PUBLIC
STATE OF TENNESSEE
SEVIER COUNTY
My Commission Expires 02-25-2026

THIS INDENTURE, made and entered on 15 day of October, 2025, by and between the **Secretary of Housing and Urban Development**, known hereinafter as First Parties (Grantor), and **Southern Specialty Properties LLC, a Georgia Limited Liability Company**, known hereinafter as Second Parties (Grantee),

WITNESSETH: That for and in consideration of One Dollar ($1.00) and other good and valuable consideration to us in hand paid, the receipt of which is hereby acknowledged,

The first Party has granted, bargained, sold, and conveyed and does hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Maynor Place, of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to easements, notations, setbacks, restrictions and right of ways as shown on the map of record in Plat Book 843, Page 24, in the said Register's Office.

Being the same property conveyed to Secretary of Housing and Urban Development, Their Successors and Assigns by Special Warranty Deed from Rocket Mortgage, LLC f/k/a Quicken Loans, LLC of record in Instrument No. 20250708-0053729 Register's Office for Davidson County, Tennessee, dated February 18.

2025 and recorded on July 08, 2025.

TO HAVE AND TO HOLD the said parcel of land above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

IN WITNESS WHEREOF the said First Parties hereunder have set their hands and seals the day and year first above written.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BY: _____

Its: Diana Alon ,Asset Manager

California

STATE OF TENNESSEE
COUNTY OF Los Angeles

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Diana Alon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her self to be the Asset Manager of the Secretary of Housing and Urban Development, the within named bargainor, and that ____ as such Diana Alon, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Secretary of Housing and Urban Development by her self as Diana Alon.

WITNESS my hand and Official Seal at office in said State and County this ____ day of October, 2025.

See attached
Notary Public

My Commission Expires Dec,8 2025

Jurat
(California)

Title of Document: Special Warranty Deed

Date of Document: 10/15/2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) SS.
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on

this 15th day of October, 2025

by Diana Alon,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

BELA GERENSHTEIN
Notary Public - California
Los Angeles County
Commission # 2385699
My Comm. Expires Dec 8, 2025

(This area for notary stamp)