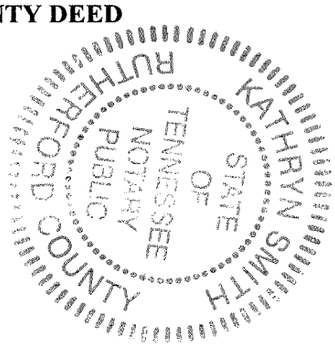
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-33786-25

Karen Johnson Davidson County
Batch# 1337164 DEEDWARR
10/22/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $7,992.00
20251022-0084121

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,160,000.00.

Aspen Parker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of October, 2025

NOTARY PUBLIC

My commission expires: 12-2-28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Parker 2387 Decherd Blvd. Decherd, TN 37324	Same address as new owner	105-13-0-085.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($2,160,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FTF REO, LLC, A Delaware Limited Liability Company**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DONALD PARKER, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 60 on the Plan of Belmont Land Co.'s Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being same property conveyed to FTF REO, LLC, a Delaware limited liability company from John Russ Mabry, by QuitClaim Deed dated October 6, 2025 and recorded on October 20, 2025 in instrument # 20251020-0083171, in Register's Office for Davidson County, Tennessee. This QuitClaim Deed was prepared and recorded to release any interest that John Russ Mabry had in regards to complaint, Docket No 23-0393-IV in the Chancery Court for Davidson County, Tennessee.

Also, being the same property conveyed to FTF REO, LLC, a Delaware limited liability company, from FTF Lending, LLC, a Delaware limited liability company, by Quit Claim Deed dated March 14, 2024 and recorded March 18, 2024 in Instrument #20240318-0018554, said Register's Office.

Being the same property conveyed to FTF Lending, LLC, from Wilson & Associates, PLLC, Successor Trustee, by Trustee's Deed dated January 17, 2024 and recorded January 22, 2024 in Instrument #20240122-0003442, said Register's Office.

Being the same property conveyed to Grandote Investments TN, LLC, a Tennessee limited liability company, from Gunnison Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 29, 2022 and recorded May 6, 2022 in Instrument #20220506-0052456, said Register's Office.

Furthermore, being the same property conveyed to Gunnison Investments, LLC, a Tennessee limited liability Company from Thomas G. Favreau and wife, Catherine C. Favreau via Warranty Deed dated October 30th, 2020 and recorded on November 9th, 2020 in Instrument # 20201109-0131238, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1501 Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21 day of October, 2025

GRANTOR(S)

FTF REO, LLC, a Delaware Limited Liability Company

By: Cindy Funk
Cindy Funk, VP, Account Servicing

STATE OF Ohio

COUNTY OF Cuyahoga

Personally appeared before me, a Notary Public, Cindy Funk, authorized agent for FTF REO LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of October, 2025

Christine M Malek
Notary Public

Christine M Malek
Printed Notary Name

My commission expires: 08/08/2027

NOTARY PUBLIC STATE OF OHIO

CHRISTINE M MALEK
Notary Public
State of Ohio
My Comm. Expires
August 8, 2027

Certificate of Authenticity

I, Katie Smith, 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 10/21/25.

Date

Affiant Signature

10/21/25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of October, 2025.

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

