Karen Johnson Davidson County
Batch# 1341935 DEEDWARRSP
11/04/2025 10:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20251104-0087818

AFTER RECORDING RETURN TO:
Spruce
5717 Legacy Drive, Suite 250
Plano, TX 75024
File No. 114360095784

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 16213018800

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 23rd day of October, 2025, by and between **FYR SFR TRS, LLC, a Delaware limited liability company,** located at 7500 North Dobson Road, Scottsdale, AZ 85256, hereinafter referred to as Grantor(s) and **Bishoy Said, a single man,** residing at 429 Cedarview Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($335,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 429 Cedarview Drive, Nashville, TN 37211

Prior instrument reference: Instrument No. 20251002-0078678, Recorded: 10/02/2025

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 23 day of October, 2025.

FYR SFR TRS, LLC, a Delaware limited liability company

Name: April Rohleder
Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Meghan Berry, a Notary Public, of the State and County mentioned, personally appeared April Rohleder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of FYR SFR TRS, LLC, a Delaware limited liability company, the within named Grantor and that such Authorized Signor executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 23 day of October, 2025.

Notary Public

My Commission expires: 3/6/28

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: April Rohleder

STATE OF ARIZONA
COUNTY OF MARICOPA

Sworn to and subscribed before me this 23 day of October, 2025.

Notary Public
My Commission Expires:_____

MEGHAN BERRY
Notary Public - Arizona
Maricopa County
Commission # 665085
My Comm. Expires Mar 6, 2028

Name and address for person(s) responsible for taxes:

Bishoy Said
429 Cedarview Drive
Nashville, TN 37211

Name and address of property owner:

Bishoy Said
429 Cedarview Drive
Nashville, TN 37211

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Dreamland Estates Southeast Subdivision, Section One of record in Plat Book 5200, Page (s) 646 and 648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BTRA V. LLC by Warranty Deed from U. S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2005-HE8, Asset Backed Pass-Through Certificates, Series NC 2005-HE8 of record in Instrument No. 20140703-0059118 Register's Office for Davidson County, Tennessee, dated May 19, 2014 and recorded on July 03, 2014.

Being a portion of the same property conveyed to Home SFR Borrower, LLC by Deed of Confirmation Deed from Home SFR Borrower, LLC as successor by merger to BTRA V, LLC of record in Instrument No. 20161011-0107306 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on October 11, 2016.

Being a portion of the same property conveyed to PR Borrower 26, LLC, a Delaware limited liability company by Quitclaim Deed from Home SFR Borrower, LLC, a Delaware limited liability company of record in Instrument No. 20250501-0033520 Register's Office for Davidson County, Tennessee, dated April 02, 2025 and recorded on May 01, 2025.

Being the same property conveyed to FYR SFR Borrower, LLC a Delaware limited liability company by Warranty Deed from PR Borrower 26, LLC, a Delaware limited liability company of record in Instrument No 20251002-0078677, Register's Office for Davidson County, Tennessee, dated September 17, 2025 and recorded on October 2, 2025.

Being the same property conveyed to FYR SFR TRS, LLC, a Delaware limited liability company by Warranty Deed from FYR SFR Borrower, LLC, a Delaware limited liability company of record in Instrument No 20251002-0078678, Register's Office for Davidson County, Tennessee dated September 17, 2025 and recorded on October 2, 2025.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 27, 2025.

J. Carlton Drumwright

October 27, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 27, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY