Karen Johnson Davidson County
Batch# 1347840 DEEDWARRSP
11/19/2025 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20251119-0092098

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-5022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of November, 2025

Notary Public

Commission Expires: 4/19/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teresa Rose 2704 Priest Lake Dr Nashville, TN 37217	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	150 01 0 007.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Secretary of Housing and Urban Development

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Rose, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Edge-O-Lake Estates, Section I, as of record in Book 3500, Page 43, Register's Office for said County, to which plan is made for a more complete description.

Being the same property conveyed to Alton M. Jordan and wife, Mae L. Jordan by Warranty Deed from Betty Ruth Hall Lahde, a single person, of record in Book 5605, Page 332, in the Register's Office Davidson County, Tennessee, dated May 23, 1980 and recorded on May 23, 1980.

Being the same property conveyed to Charlene Campola and Mae L. Jordan, as joint tenants with right of survivorship by Quit Claim Deed from Alton M. Jordan and Mae L. Jordan, of record in Book 6273, Page 48, in the Register's Office Davidson County, Tennessee, dated March 30, 1984 and recorded on April 10, 1984.

Being the same property conveyed to Donna Messer and Mae L. Jordan, as joint tenants with right of survivorship by Quit Claim Deed from Mae L. Jordan and Charlene Campola, of record in Book 7181, Page 119, in the Register's Office Davidson County, Tennessee, dated February 21, 1987 and recorded on March 26, 1987.

Being the same property conveyed to Mae L. Jordan, by Quit Claim Deed from Donna Messer, of record in Book 10246, Page 125, in the Register's Office Davidson County, Tennessee, dated October 28, 1996 and recorded on November 01, 1996.

Being the same property conveyed to Secretary of Housing and Urban Development, by Warranty Deed in Lieu of Foreclosure from Mae L. Jordan, of record in Instrument No. 20250630-0051154, in the Register's Office Davidson County, Tennessee, dated June 10, 2025 and recorded June 30, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2704 Priest Lake Dr, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of November, 2025.

Secretary of Housing and Urban Development

By: Diana Alon
It's: Asset manager

STATE OF California
COUNTY OF Los Angeles

Before me, Bela Gerenshtein , Notary Public of the state and county mentioned, personally appeared Diana Alon, Asset manager of Secretary of Housing and Urban Development, 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 Asset managerof Secretary of Housing and Urban Development, the within named bargainor and that such Diana Alon Asset managerof Secretary of Housing and Urban Developmentas such Diana Alon, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Secretary of Housing and Urban Development as Diana Alon.

Witness my hand, at office, this 14th day of November, 2025.

Notary Signature
My commission expires: Dec 8 ,2025

Jurat
(California)

Title of Document: Special Warranty Deed

Date of Document: November 13th 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 14th day of November, 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)

Certificate of Authenticity

I, Joshua A. Terry, 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 11/19/2025.

Affiant Signature – Joshua A. Terry

11/18/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/18/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON