Karen Johnson Davidson County
Batch# 1361144 DEEDWARR
12/23/2025 11:06:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20251223-0101989

Commitment Number: 250277364
Seller's Loan Number: 129116-1

AFTER RECORDING RETURN TO:
JOHNNY CROW JR.
2860 Hwy 46 South
Dickson, Tennessee 37055

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

New Property Owner/Mail Tax Statements To:
JOHNNY CROW JR.
2860 Hwy 46 South
Dickson, Tennessee 37055

Parcel ID No.: 094-13-0A-001.00; 094-13-0A-002.00; & 094 13 OA 003.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10th day of December, 2025 by and between **WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2016-1,** whose mailing address is 300 E. McBee Avenue, Suite #200, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **JOHNNY CROW JR.,** whose tax mailing address is 2860 Hwy 46 South, Dickson, Tennessee 37055, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seventy Five Thousand Dollars and Zero Cents ($275,000.00), 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 Tennessee:

Certain units located in Davidson County, Tennessee, being Units A, B, and C of Homes at 199 Little Green Street, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Homes at 199 Little Green Street of record in Instrument No. 20220919-0104149, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

BEING THE SAME PROPERTY TRANSFERRED FROM RUBIN LUBLIN TN, PLLC TO WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2016-1 BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON 05/20/2025 AT 20250520-0039520.

Property commonly known as: 199 Little Green Street, Nashville, TN 37210

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 10 day of DEC, 2025.

WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2016-1, By LIMA ONE CAPITAL, LLC, AS ATTORNEY IN FACT

By: Eric Lysak

Name: ERIC LYSAK

Title: Portfolio manager

STATE OF South Carolina
COUNTY OF GREENVILLE

Before me, Victor Aleman, a Notary Public, of the State and County mentioned, personally appeared ERIC LYSAK, 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 Portfolio manager of **LIMA ONE CAPITAL, LLC, AS ATTORNEY IN FACT for WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2016-1** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Greenville SC, this 10 day of DECEMBER, 2025

Notary Public

My Commission expires: 11/15/2034

VICTOR ALEMAN NOTARY PUBLIC MY COMMISSION EXPIRES 11/15/2034 STATE OF SOUTH CAROLINA

VALUATION AFFIDAVIT

State of Tennessee
County of Davidson

I, or we, 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 $275,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of December, 2025.

Affiant

Aqua Bailey
Print Name

(Seal)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public

My commission expires:

10/4/2027

Ryan Beane
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Ryan Beem, 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 12/10/2025 (date of document).

Affiant Signature

12/22/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

