Commitment Number: 240362177
Seller's Loan Number: 34440850

AFTER RECORDING RETURN TO:
NRHQ, LLC
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

Karen Johnson Davidson County
Batch# 1364874 DEEDQC
01/05/2026 06:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260105-0000001

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

New Property Owner/Mail Tax Statements To:
NRHQ, LLC
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212

Parcel ID No.: 08114018400

QUITCLAIM DEED

THIS DEED made and entered into on this 17th day of December, 2025, by and between **KIAVI PROPERTIES, LLC,** whose mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantor(s) and **NRHQ, LLC,** whose tax mailing address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being one part of Lot No. 18 on the map of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Beginning at a point on the South margin of Burch Avenue 300 feet West from the Westerly margin of 24th Avenue North; thence with the margin of Burch Avenue, Westerly 50 feet to a point; thence Southerly parallel to the West margin of 24th Avenue North, 150 feet to a point; thence Easterly 50 feet to a point; thence Northerly 150 feet to the point of the Beginning.

BEING THE SAME PROPERTY AS CONVEYED FROM Lhome mortgage trust 2021-RTL3TO KIAVI PROPERTIES, LLCAS DESCRIBED IN QUITCLAIM DEED, DATED **12/10/2025**, RECORDED **12/19/2025**, AS **20251219-0100894**, DAVIDSON COUNTY RECORDS.

Property Address: 2407 BURCH STREET, Nashville, TN 37208

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

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

KIAVI PROPERTIES, LLC

By: _____

Name: James Missell

Title: Director, Servicing

STATE/COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, Katlyn Bianchi, a Notary Public, of the State and County mentioned, personally appeared James Missell 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 Director, Servicing of **KIAVI PROPERTIES, LLC** 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 Pittsburgh, Pennsylvania, this 17th day of December, 2025.

_____
Notary Public

My Commission expires: JUN 26 2027

Commonwealth of Pennsylvania - Notary Seal
KATLYN BIANCHI - Notary Public
Allegheny County
My Commission Expires June 26, 2027
Commission Number 1352292

VALUATION AFFIDAVIT

State of Pennsylvania
County of Allegheny

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 $10.00 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 31 day of December, 2025.

Affiant

Jennifer Durkos
Print Name

(Seal)

Alyssa Marie Bresnay
Notary Public

My commission expires:
My Commission Expires
May 24, 2028

Alyssa Marie Bresnay
Print Name

CTIC# /

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, Jennifer Durkos, 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 12/17/2025 (date of document).

Affiant Signature

12/31/25
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 31 day of December, 2025.

Alyssa Marie Bresnay
Notary's Signature

My Commission Expires: My Commission Expires May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member. Pennsylvania Association of Notaries

NOTARY'S SEAL