Karen Johnson Davidson County
Batch# 1369728 DEEDWARR
01/14/2026 03:29:30 PM 5 pgs
Fees: $28.00 Taxes: $2,138.32
20260114-0003512

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,925.04.

Affiant Marsha Jones

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/8/26
(AFFIX SEAL)

OFFICIAL SEAL
GAYLA G SIKO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/8/26

[Space Above This Line For Recording Data]

Loan No.: 1481333860
Investor No.: 202060866760
Map & Parcel Numbers: 097 02 0A 099.00

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

GRANTEE'S ADDRESS AS FOLLOWS:
AmeriSave Mortgage Corporation

1 Corporate Drive, Suite 360

Lake Zurich, Illinois, 60047

SEND TAX BILLS TO:
AmeriSave Mortgage Corporation

1 Corporate Drive, Suite 360

Lake Zurich, Illinois, 60047

WHEREAS, AmeriSave Mortgage Corporation ("Grantee"), is the owner and holder of a certain promissory note dated June 28th, 2022, from April M. Pope and Zachary A. Pope, wife and husband ("Grantor"), to the Grantee, in the original principal amount of five hundred thirty eight thousand ninety eight and 00/100 Dollars ($538,098.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No. 20220630-0075669, in the Register of Deeds for Davidson County, State of Tennessee; and

Loan No.: 1481333860
Investor No.: 202060866760

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by April M. Pope and Zachary A. Pope, wife and husband, Trustor, to Signature Title Services, Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for AmeriSave Mortgage Corporation, Beneficiary, recorded on June 30th, 2022 in Book N/A, Page N/A, Instrument No. 20220630-0075669, and assigned by assignment ("Assignment") to AmeriSave Mortgage Corporation, dated N/A, recorded on N/A in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith, in the Register of Deeds for Davidson County, State of Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property, known as 1091 Riverwood Villa, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Dated: 11/4/2025

April M. Pope -Grantor

Zachary A. Pope -Grantor

-Grantor

-Grantor

-Grantor

-Grantor

Loan No.: 1481333860
Investor No.: 202060866760

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
§
County of Davidson §

On this 4th day of November, 2025 before me personally appeared April M. Pope and Zachary A. Pope

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)

Michelle G. Curtis
Notary Signature

Michelle G. Curtis
Printed Name

Notary Public
Title of Officer

My Commission Expires: MICHELLE G. CURTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 3/8/2028

Loan No.: 1481333860
Investor No.: 202060866760

EXHIBIT "A"

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99, ON THE PLAN OF VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, OF RECORD IN INSTRUMENT NO. 20080723-0075571, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20081105-0110185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

TAX ID NO:
097 02 0A 099.00

BEING THE SAME PROPERTY CONVEYED BY DEED
GRANTOR: JANICE ZALENSKI
GRANTEE: APRIL M. POPE AND ZACHARY A. POPE, WIFE AND HUSBAND
DATED: 06/29/2022
RECORDED: 06/30/2022
DOC#/BOOK-PAGE: 20220630-0075668 / NA

ADDRESS: 1091 RIVERWOOD VILLA, HERMITAGE, TN 37076-3560

Tennessee Certification of Electronic Document

I, Heather Newell, 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 11/4/2025 (date of document).

Heather Newell
Affiant Signature

1-14-26
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 14 day of Jan, 2026

Janice Kowcheck
Notary's Signature

MY COMMISSION EXPIRES: 10-10-2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries