THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251252909

Karen Johnson
Batch # 1370860
01/16/2026 11:05:34 AM
Fees: $18.00 Taxes: $2,186.70
Davidson County
DEEDWARR
3 pgs
20260116-0004054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $591,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2026.

Notary Public
My Commission Expires:

CASEY BRENNINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Harvilchuck 3208D Resha Ln Nashville TN 37208	New Owner	Tax Parcel ID Nos. 070 13 0H 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Secretary of Housing and Urban Development** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Harvilchuck, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. D of Homes at 3208 Resha Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3208 Resha Lane, a Horizontal Property Regime, of record in Instrument No. 20210910-0121594, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Secretary of Housing and Urban Development, by Special Warranty Deed from Lakeview Loan Servicing, LLC, of record in Instrument No. 20250826-0068298, in the Register's Office of Davidson County, Tennessee, dated July 02, 2025 and recorded on August 26, 2025.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESHA HEIGHTS, as recorded in Plat Book 1424, Page 110.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF THE NORTHWESTERLY HALF OF LOT # 7 AND ALL OF LOT # 8 OF RESHA HEIGHTS, as recorded in Instrument No. 20210830-0116556.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210910-0121594.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210909-0120790.

Charter for Homes at 3208 Resha Lane Homeowners' Association, Inc. recorded as Instrument No. 20210927-0129337.

This is improved property located at 3208D Resha Ln Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2026.

Secretary of Housing and Urban Development

BY: Diana Alon

ITS: Authorized Signatory

STATE OF California
COUNTY OF Los Angeleles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Alon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an authorized signatory of the Secretary of Housing and Urban Development, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of January, 2026.

Notary Public

My Commission Expires: Dec 8 ,2029

Jurat
(California)

Title of Document: Special Warranty Deed

Date of Document: 01/13/2026

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 13th day of January, 2026

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 # 2538770
My Comm. Expires Dec 8, 2029

(This area for notary stamp)