Karen Johnson Davidson County
Batch# 1387539 DEEDWARR
03/03/2026 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,008.14
20260303-0016545

Send tax bills to:
TRIDENT REALTY INVESTMENTS REO, LLC
17103 PRESTON ROAD SUITE 250
DALLAS, TX 75248

Name and address of new owner:
TRIDENT REALTY INVESTMENTS REO, LLC
17103 PRESTON ROAD SUITE 250
DALLAS, TX 75248

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW, LLC
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 122525355

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION AND/OR SURVEY

Map parcel number: 081 11 0 049.00

WARRANTY DEED

This Deed executed this 25th day of February 2026, for good consideration **Two Hundred Seventy-Two Thousand Four Hundred Sixty-Nine and 20/100 Dollars ($272,469.20)**, I (We) **TRIDENT REALTY INVESTMENTS ATLAS SPV, LLC,** whose mailing address is 17103 PRESTON ROAD SUITE 250, DALLAS, TX 75248, hereby bargain, deed, and convey to **TRIDENT REALTY INVESTMENTS REO, LLC,** whose mailing address is 17103 PRESTON ROAD SUITE 250, DALLAS, TX 75248, the following described land in DAVIDSON County, Tennessee, to wit:

All the following described real estate, situated in the County of Davidson and the State of Tennessee known and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 290, as shown on the map entitled J.M., T.J. and G.W. Harding's Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more. complete and accurate legal description. Said Lot No. 290 fronts 50 feet on the westerly side of Estrella Street, now 21st Avenue North, and runs back between parallel lines with the northerly margin of an alley 158 feet to an alley in the rear.

Being all and the same lands and premises conveyed to Trident Realty Investments Atlas SPV, LLC by Daniel A. Perry, ESQ, Substitute Trustee in a Substitute Trustee's Deed dated 12/30/2025 and recorded 2/2/2026 in instrument #20260202-0007130 in the Land Records of Davidson County, TN.

APN: 081 11 0 049.00
Property Address: 1707 21ST AVENUE N, NASHVILLE, TN 37208
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

Witness our hand this 25 day of February, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TRIDENT REALTY INVESTMENTS ATLAS SPV, LLC

By: _____

Name: Michael L Hoffman

Title: CEO

STATE OF TEXAS)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 25 day of February, 2026, by Michael L Hoffman, who is personally known to me (or satisfactorily proven) to be the CEO of **TRIDENT REALTY INVESTMENTS ATLAS SPV, LLC** the person herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

ELVIA MEDINA
Notary Public, State of Texas
Comm. Expires 07-23-2027
Notary ID 6675172

_____
Notary Public
My Commission Expires: 7-23-27

OATH OF VALUE STATEMENT

STATE OF VA
~~COUNTY~~ CITY OF Virginia Beach

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,409.20 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 27 day of February, 2026

Notary Public
My commission expires: 7/31/27
SEAL

CHELSEA BAER
NOTARY PUBLIC
REGISTRATION # 8043407
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2027

Tennessee Certification of Electronic Document

I, Jodi ana Fattorini, 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 02/25/2026 (date of document).

Affiant Signature

2.27.26
Date

State of VA

~~County~~ City of Virginia Beach

Sworn to and subscribed before me this 27 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES 7/31/27

NOTARY'S SEAL

CHELSEA BAER
NOTARY PUBLIC
REGISTRATION # 8043407
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2027