Karen Johnson Davidson County
Batch# 1388508 DEEDWARRSP
03/04/2026 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20260304-0017480

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

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
TIMOTHY L WRIGHT	TIMOTHY L WRIGHT	050 11 0A 091.00
3116 LAUREN EVELYN WAY	3116 LAUREN EVELYN WAY	
NASHVILLE, TN 37207	NASHVILLE, TN 37207	

This Deed executed this 18 day of February 20 26, for and in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **TIMOTHY L WRIGHT, MARRIED**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

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

Being the same premises conveyed to NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY by Quitclaim Deed recorded in Instrument: 20250211-0010385 in the Register's Office of Davidson County, Tennessee

Property known as: **3116 LAUREN EVELYN WAY, NASHVILLE, TN 37207.**
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Witness our hand this _____ day of FEBRUARY, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: JOEL FOWLER

Title: VP

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

The foregoing instrument was acknowledged before me this 18 day of FEBRUARY, 20 _____, by JOEL FOWLER, who is personally known to me (or satisfactorily proven) to be the VP of **NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY** the _____herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Angela R. Crumley

Notary Public ANGELA R. CRUMLEY

My Commission Expires: 04/12/2026

ANGELA R. CRUMLEY
My Commission Expires
NOTARY PUBLIC
April 12, 2026
STATE OF SOUTH CAROLINA

511760

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 280,000.00, 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 23 day of February, 2026.

Manuela Ordonez
Notary Public
My commission expires: 10.25.2034
SEAL

State of South Carolina
Notary Public
Manuela Ordonez
My Commission Expires 10/25/2034

Name and address for person(s) responsible for taxes:
TIMOTHY L WRIGHT
3116 LAUREN EVELYN WAY
NASHVILLE, TN 37207

Name and Address of property owner:
TIMOTHY L WRIGHT
3116 LAUREN EVELYN WAY
NASHVILLE, TN 37207

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 91 ON THE PLAN OF FINAL PLAT OF TIMBERWOOD CLUSTER LOT DEVELOPMENT OF RECORD IN PLAT AT INSTRUMENT NO. 20080211-0013669, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID:050 11 0A 091.00

Tennessee Certification of Electronic Document

I, SHAWNNA SORENSON, 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 1-23-25 (~~date~~ of document).

Affiant Signature

3/3/26
Date

State of PA

County of BUCKS

Sworn to and subscribed before me this 3RD day of March, 2026.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Kathleen Smith, Notary Public
Philadelphia County
My Commission Expires December 12, 2027
Commission Number 1440742

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL