Karen Johnson Davidson County
Batch# 1389039 DEEDWARR
03/05/2026 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,693.16
20260305-0017761

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. 112524068

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

Map parcel number: 119 14 0 125.00

WARRANTY DEED

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

This Deed executed this 18 day of Feb. 2026, for good consideration **Four Hundred Fifty-Seven Thousand Six Hundred Eleven and 14/100 Dollars ($457,611.14)**, 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:

Being Lot No. 52 on the Map of Tuggle Heights, as of record in Book 1130, page 90, Register's Office for Davidson County. Said Lot fronts 60 feet on the west side of Wingate Avenue. and runs back between lines, 165.8 feet on the north 1ine and 172.7 feet on the south line to a dead line in the rear on which it measures 60 feet.

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 Corrective Substitute trustee's Deed dated 1/22/2026 and recorded 2/5/2026 in instrument number 1376722, in the Land Records of Davidson County, TN.

APN: 119 14 0 125.00
Property Address: 2929 WINGATE AVENUE, NASHVILLE, TN 37211
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 18 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 18 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,

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

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

OATH OF VALUE STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $457,611.14, 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 18 day of February, 2026.

Notary Public
My commission expires: 7-23-27
SEAL

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

Tennessee Certification of Electronic Document

I, Yeudi Cordero, 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 02/18/2026 (date of document).

Affiant Signature

3/5/2026
Date

State of VA

~~County~~ City of Virginia Beach

Sworn to and subscribed before me this 5 day of March, 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