AFTER RECORDING RETURN TO:
Avenue 365 Lender Services, LLC
2300 East Lincoln Highway , Suite 700
Langhorne, PA 19047
File No. 25591523REO

Karen Johnson Davidson County
Batch# 1400307 DEEDWARRSP
04/01/2026 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $6,105.00
20260401-0026120

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 144 06 0 014.00

File 38802

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 6 day of March, 2026, by and between **BRAVO Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trustee,** located at C/O NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 75 Beattie Place, Ste 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **Joseph Hungerford Matthews,** unmarried man, residing at 1125 Chickering Park Drive, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Million Six Hundred Fifty Thousand and 00/100 Dollars ($1,650,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1125 Chickering Park Drive, Nashville, TN 37215

Prior instrument reference: Instrument No. 20260210-0010091, Recorded: 02/10/2026

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 6 day of March, 20 26.

BRAVO Residential Funding Trust 2024-NQM7 for Citibank NA not in its individual capacity but solely as owner trustee By NewRez LLC FKA New Penn Financial LLC dba Shellpoint Mortgage Servicing as attorney in fact

Meredith Prickett

Name: Meredith Prickett
Title: VP

STATE OF South Carolina
COUNTY OF Greenville

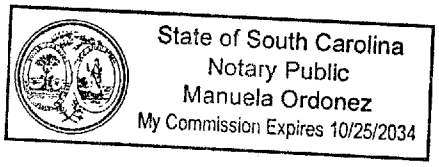
Before me, Manuela Ordonez, a Notary Public, of the State and County mentioned, personally appeared Meredith Prickett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be VP (insert title) of **BRAVO Residential Funding Trust 2024-NQM7 for Citibank NA not in its individual capacity but solely as owner trustee By NewRez LLC FKA New Penn Financial LLC dba Shellpoint Mortgage Servicing as attorney in fact**, the within named Grantor and that such VP (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in South Carolina, this 6 day of March, 2026.

Manuela Ordonez

Notary Public

My Commission expires: 10/25/2034



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Meredith Prickett
Affiant

Print Name: Meredith Prickett, VP

STATE OF South Carolina
COUNTY OF Greenville

Sworn to and subscribed before me this 6 day of March, 2026.

Manuela Ordonez
Notary Public
My Commission Expires: 10/25/2034

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

Name and address for person(s) responsible for taxes:

Joseph Hungerford Matthews
c/o Pinnacle Bank
21 Platform Way S.
Suite 2300
Nashville TN 37203

Name and address of property owner:

Joseph Hungerford Matthews
1125 Chickering Park Drive
Nashville TN 37215

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 9, SECTION TWO, CHICKERING PARK, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 2663, PAGE 73, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Tax ID No.: 144 06 0 014.00

Property commonly known as: 1125 Chickering Park Drive, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/6/26 (date of document).

Affiant Signature

3/31/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

