Commitment Number: 250585005
Seller's Loan Number: 1028978607

AFTER RECORDING RETURN TO:
WILLIAM RODRIQUEZ FLAMENCO and EDWIN RODRIQUEZ COCAR
208 WOODMAKER COURT
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1408703 DEEDWARRSP
04/20/2026 01:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20260420-0032268

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

New Property Owner/Mail Tax Statements To:
WILLIAM RODRIQUEZ FLAMENCO and EDWIN RODRIQUEZ COCAR
208 WOODMAKER COURT
Nashville, TN 37214

Parcel ID No.: 10816037700

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3 day of March, 2026, by and between **FIRSTBANK**, whose mailing address is 75 BEATTIE PLACE, GREENVILLE, SC 29601, hereinafter referred to as Grantor(s) and **WILLIAM RODRIQUEZ FLAMENCO** and **EDWIN RODRIQUEZ COCAR**, whose tax mailing address is 208 WOODMAKER COURT, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seventy Five Thousand Dollars and Zero Cents ($275,000.00), 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 Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125B ON THE PLAN OF PERCY PRIEST WOODS, SECTION IV, ZONE LOT DIVISION LOTS 111 THROUGH 113, AND 124 THROUGH 126, AS RECORDED IN BOOK 6900, PAGE 64, AMENDING PLAT BOOK 6250, PAGE 356 AND 357, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED FROM FOUNDATION LEGAL GROUP, LLP FKA WILSON & ASSOCIATES, PLLC TO FIRSTBANK AS DESCRIBED IN TRUSTEE'S DEED, DATED 09/30/2025, RECORDED 10/02/2025, IN INSTRUMENT NO: 20251002-0078667, DAVIDSON COUNTY RECORDS.

Property commonly known as: 208 WOODMAKER COURT, NASHVILLE, TN 37214

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.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

a) All easements, right-of-away and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

b) All valid oil, gas and mineral rights, Interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances, and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

d) All presently recorded instruments (other than liens and conveyances by, though or under the Grantor) that affect the Property and any portion(s) thereof;

e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in the land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

f) Any conditions that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3 day of March, 2026.

FIRSTBANK, By Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC as attorney-in-fact

By: 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 of **Newrez LLC dba Shellpoint Mortgage Servicing fka Specialized Loan Servicing LLC as attorney-in-fact for FIRSTBANK** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Greenville, South Carolina, this 3 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

VALUATION AFFIDAVIT

State of South Carolina
County of Greenville

I, or we, 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 $ 275,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of March, 20 26.

Meredith Prickett
Affiant

Meredith Prickett, VP
Print Name

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

Manuela Ordonez
Notary Public

My commission expires:

10/25/2034

Manuela Ordonez
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Stephanie Poland, 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 3/3/2026 (date of document).

Stephanie Poland
Affiant Signature

4/17/2026
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 17th day of APRIL, 2026.

Notary's Signature

My Commission Expires: April 13, 2027

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2027
Commission number 1289872
Member, Pennsylvania Association of Notaries

NOTARY'S SEAL