Commitment Number: 240638823
Seller's Loan Number: 2005049558

AFTER RECORDING RETURN TO:
NASH HOMES LLC
112 West 7th Street, Suite B
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1415170 DEEDWARRSP
05/04/2026 10:31:30 AM 6 pgs
Fees: $33.00 Taxes: $1,165.50
20260504-0039383

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

New Property Owner/Mail Tax Statements To:
NASH HOMES LLC
112 West 7th Street, Suite B
Columbia, TN 38401

Parcel ID No.: 120 10 0 010.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16 day of April, 2026, by and between **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,** whose mailing address is 3501 Olympus Blvd, Suite 500, Dallas, TX 75019, hereinafter referred to as Grantor(s) and **NASH HOMES LLC,** whose tax mailing address is 112 West 7th Street, Suite B, Columbia, TN 38401, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Fifteen Thousand Dollars and Zero Cents ($315,000.00), 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. 37 ON THE PLAN OF SEVEN OAKS, SECTION II, OF RECORD IN BOOK 2133, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY AS CONVEYED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE TO U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST AS DESCRIBED IN FORECLOSURE DEED, DATED 10/15/2024, RECORDED 10/16/2024, IN INSTRUMENT# 20241016-0080180, DAVIDSON COUNTY RECORDS.

Property commonly known as: 336 PINEWAY DRIVE, Nashville, TN 37217

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 16 day of April, 2026.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, By Selene Finance LP, as Attorney-in-Fact

By: _____

Name: Korey McGovern

Title: Document Execution Specialist

STATE OF Florida
COUNTY OF Duval

Before me, Debbie Benzley, a Notary Public, of the State and County mentioned, personally appeared Korey McGovern, 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 ** of **Selene Finance LP, as Attorney-in-Fact for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST** 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 Jacksonville Florida, this 16th day of April, 2026.

_____
Notary Public

My Commission expires: 12.20.26

DEBBIE BENZLEY
Commission # HH 343297
Expires December 20, 2026

** Document Execution Specialist

STATE OF FLORIDA

COUNTY OF DUVAL

_____
(Signature of Signer)

_Korey McGovern___, as authorized representative of Selene Finance LP, its
(Printed Name of Signer)

__Document Execution Specialist_____
(Title of Signer)

The foregoing instrument was acknowledged before me by means of physical presence this 16th day of April, 2026, by _Korey McGovern_____(printed name of signer), as Document Execution Specialist (title of signer) for Selene Finance LP.

DEBBIE BENZLEY
Commission # HH 343297
Expires December 20, 2026

_____
Signature of Notary Public

(Notary Seal)

Debbie Benzley
Printed Name of Notary Public

Personally Known ✓; OR Produced Identification

N/A
(Type of identification produced)

VALUATION AFFIDAVIT

State of Pennsylvania
County of Allegheny

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 $315,000.00 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 1st day of May, 2026.

Affiant

Thomas Smith
Print Name

(Seal)

Alyssa Marie Bresnay
Notary Public

My commission expires:
My Commission Expires
May 24, 2028

Alyssa Marie Bresnay
Print Name

CTIC# _____

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, Thomas Smith, 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 4/16/2026 (date of document).

Affiant Signature

5/1/2026
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 1st day of May, 2026.

Alyssa Marie Bresnay
Notary's Signature

My Commission Expires: My Commission Expires May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

NOTARY'S SEAL