Karen Johnson Davidson County
Batch# 1443676 DEEDWARR
07/09/2026 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260709-0062119

THIS INSTRUMENT PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct Suite 125
Franklin, TN 37067
File No. 2025-1790
Telephone (615) 790-3156

Prepared upon information furnished no closing services rendered.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $ 345,000.00

Affiant

Sworn to and subscribed before me this 9 day of November 2026
July

Notary Public
My Commission Expires: 1.21.26

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Muletown Funding Inc.	226 Garwood Drive	Owner	119-02-055.00
6155 S. Main Street, Suite 235	Nashville, TN 37210		
Aurora, CO 80016			

Deed in Lieu

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Transformation Homes, LLC** (Grantor), in order to convey any and all interest it has in the property described below, does hereby quitclaim, transfer and convey unto **Muletown Funding Inc.** (Grantee), its successors and assigns, all of its right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

Lying and being situated in Nashville of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1, Plan of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Avenue S., Suite 201, Nashville, Tennessee 37212, License Number 665, dated April 2, 1992, as follows: Beginning at a point in the northerly margin of Garwood Drive, at the corner of Lots 1 and 2; thence with the line between said lots, North 159.9 feet to a point; thence Westerly 38.7 feet to a point at the easterly corner of the property taken by the State of Tennessee by decree of record in Circuit Court, a certified copy of record in Book 4347, page 540; thence along the southerly line of said State property, Westerly 110 feet, more or less, to a point in the easterly margin of Lyle Avenue; thence with the same, Southerly 89. 7 feet, more or less, to a point at the beginning of a curve; thence around said curve, Southeasterly 31.42 feet to a point in the northerly margin of Garwood Drive; thence with the same, Easterly 140.27 feet to the point of beginning.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited

Liability Company by Warranty Deed from Markeus Walker and wife, Casey Walker dated January 9, 2025 and filed of record in Instrument No.20250109-0001977, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Transformation Homes, LLC, A Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company dated January 9, 2025 and filed of record in Instrument No. 202501090002042 , Register's Office for Davidson County, Tennessee.

Being also known as 226 Garwood Drive, Nashville, TN 37210.

This Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption. Grantor hereby declares that this conveyance is freely and fairly made.

GRANTOR(s) declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between GRANTOR(s) and GRANTEE with respect to the above-described real property.

Grantor further covenants that except as to leases previously disclosed to Grantee in writing and the Permitted Encumbrances: (a) Grantor is seized of the Premises in fee simple, and has good right to convey the same; (b) Grantee shall quietly enjoy the Premises; (c) the Premises are free from encumbrances; (d) Grantor will execute or procure any further necessary assurance of the title to the Premises; and (e) Grantor will forever warrant the title to the Premises.

If Grantee or any other person holds any mortgage(s) affecting the Premises (any of the foregoing, the "Mortgage"), the parties confirm that it is their intention that the Mortgage shall not merge into the fee interest conveyed hereby, but that such Mortgage shall remain as a good and valid mortgage, separate and apart from any other interest of the Grantee or any other person in the Premises.

This Deed is an absolute, present, unconditional and irrevocable conveyance of title, in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. There is no agreement for Grantee or anyone else to reconvey the Premises to Grantor under any circumstances whatsoever.

Grantor agrees to execute any additional documents that Grantee may reasonably deem necessary or desirable in order to more fully effectuate the purposes hereof. Grantor acknowledges, represents and confirms that by delivery of this Deed Grantor is not rendered insolvent and this Deed is not being delivered for the purpose of defrauding creditors or avoiding the payment of any just debt. Grantor further acknowledges that there is nothing unconscionable in this transaction; Grantor considers this transaction to be fair and equitable based on Grantor's determination of the value and financial condition of the Premises; and Grantor acts under no misapprehension as to the effect of this Deed, freely and voluntarily, and not under any coercion or duress.

WITNESS my hand this the 9 day of July, 2026

Transformation Homes, LLC Grantor

By: _____
Title: OWNER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, JERIMAE YODER with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained and who further acknowledged that he is the OWNER of Transformation Home, LLC and is authorized to execute this instrument on behalf of Good Neighbor, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 9 day of JULY 2026.

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1·21·26

True Copy Certification

I, Yvette Meldrum, 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 July 9, 2026.

Affiant Signature _____

July 9, 2026

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9, July 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1·21·29