RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Melissa Rene Routh

GRANTEE(s)
Property Fund 629 LLC

This Instrument Prepared By:
Foundation Legal Group, LLP
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866) 501-9462
questions@thefoundationlegalgroup.com

Karen Johnson Davidson County
Batch # 1443981 DEEDTRS
07/10/2026 01:18:24 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20260710-0062518

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 25, 2022 and recorded March 28, 2022, Document No. 20220328-0035164 in the Register's Office of Davidson County, Tennessee, Melissa Rene Routh conveyed to Attorneys Title Company, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Legacy Home Loans, LLC dba Steadfast Mortgage, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, MSR Asset Vehicle LLC has appointed **Foundation Legal Group, LLP fka Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 11, 2026, Document No. 202606110052846 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and MSR Asset Vehicle LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-101 et seq.; said advertisement was advertised a total of two times, as well as posted online prior to June 25, 2026; **AND**

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on June 25, 2026; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Property Fund 629 LLC, at and for the sum of $208,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Property Fund 629 LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Property Fund 629 LLC, its successors and assigns, the property above mentioned and now further

described as being in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Unit No. 147, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and further see Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20220328-0035163, Register's Office for Davidson County, Tennessee.

Commonly known as: 2426 Sayerville Avenue, Old Hickory, TN 37138.

Tax Parcel No.: 044 09 0B 147.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Property Fund 629 LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 7 day of July, 2026.

Foundation Legal Group, LLP fka
Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: questions@thefoundationlegalgroup.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jillian Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Foundation Legal Group, LLP fka Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 7 day of July, 2026.

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

_____
Notary Public

My Commission Expires: 1.24.2033

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 208,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 10th day of July, 2026.

Property Fund 629 LLC

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Nathaniel Cass, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, TN this 10 day of July, 2026.

Nichole Daniel
Notary Public

My Commission Expires: July 2, 2029

NICHOLE DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 02, 2029

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Fund 629 LLC
5133 Harding Pike Ste B10, #185
Nashville, TN 37205

4029355219