After recording return to:
Ashworth + Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson
Batch # 1445206
07/13/2026 09:11:07 AM
Fees: $23.00 Taxes: $536.50
Davidson County
DEEDWARR
4 pgs
20260713-0062697

DEED IN LIEU OF FORECLOSURE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $~~145,000.00~~.

Affiant

File #2026-0312

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on July 9, 2026.

NOTARY PUBLIC
My Commission Expires: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Muletown Fund 1, LLC 23594 E. Arkansas Place Aurora, CO 80018	New Owner	053-02-0-038.00

DEED IN LIEU OF FORECLOSURE

WHEREAS, Muletown Fund 1, LLC, a Colorado limited liability company ("Grantee") is the owner and holder of a certain promissory note dated September 1, 2025, from **Virtus Rise, LLC, a Tennessee limited liability company and Darmon Dotson** (collectively, hereinafter the "Grantors"), payable to the order of Grantee in the original principal amount of One Hundred Forty-five Thousand and 00/100 Dollars ($145,000.00) (the "Note"), which is secured by a Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Financing Statement dated September 4, 2024 of record as Instrument No. 20240926-0074745, Register's Office for Davidson County, Tennessee, and the Assignment of Leases and Rents dated September 4, 2024 of record in Instrument No. 20240926-0074746, said Register's Office, (collectively, hereinafter the "Deed of Trust"); and

WHEREAS, Grantor has defaulted in payment of the Note and has agreed to make, and the Grantee has agreed to accept, this conveyance;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VIRTUS RISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND DARMON DOTSON**, collectively, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **MULETOWN FUND 1, LLC, A COLORADO LIMITED LIABILITY COMPANY**, the **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 176A, as shown on the map entitled Plat of Resubdivision of Parcel "B", Section C2, Village of Old Hickory, of record in Plat Book 1835, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VIRTUS RISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ZEALOT, LLC, A

TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20240926-0074744, dated September 4, 2024, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Matters shown on the Plan of record in Plat Book 1424, page 66, as amended in Plat Book 1835, page 53, said Register's Office.
3. Easement(s) as set out in the Warranty Deed of record in Book 2011, page 317, said Register's Office.
4. Easements, setback lines, and all other matters as set forth on the above plan of record.
5. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1305 Merritt Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under said Grantor, but not otherwise.

It is the intention of the Grantor and the Grantee that the Deed of Trust not merge with the title acquired by the Grantee pursuant to this deed. No such merger will occur unless and until such time as the Grantee executes and duly records a release of the Deed of Trust in the Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on July 9, 2026.

GRANTORS:

Darmon Dotson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Darmon Dotson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of July, 2026.

Notary Public

My commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Virtus Rise, LLC,
a Tennessee limited liability company

By: Darmon Dotson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Darmon Dotson, 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 Sole Member (or other officer authorized to execute the instrument) of Virtus Rise, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Darmon Dotson as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 9 day of July, 2026.

Notary Public

My commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTEE:

Muletown Fund 1, LLC,
a Colorado limited liability company,

By: Isaiah Monroe
Its: Manager

STATE OF Colorado
COUNTY OF Douglas

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Isaiah Monroe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of Muletown Fund 1, LLC, the within named bargainor, a Colorado limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said limited liability company as Manager.

Witness my hand, at office, this 7 day of July, 2026.

Sweeta Faiz Mohammad
Notary Public

My commission expires: 06/27/2027

SWEETA FAIZ MOHAMMAD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194024357
MY COMMISSION EXPIRES 06/27/2027