Karen Johnson Davidson County
Batch# 1450464 DEEDWARR
07/22/2026 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,150.70
20260722-0066356

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED ELEVEN THOUSAND AND 00/100 DOLLARS ($311,000.00) cash in hand paid, the receipt of which is hereby acknowledged, TRIDENT REALTY INVESTMENTS REO LLC, a Texas Limited Liability Company ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto PAIGE MARIE FOSTER, an unmarried woman, successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot 290, as shown on the map entitled J.M., T.J. and G.W. Harding's Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more. complete and accurate legal description. Said Lot No. 290 fronts 50 feet on the westerly side of Estrella Street, now 21st Avenue North, and runs back between parallel lines with the northerly margin of an alley 158 feet to an alley in the rear.
>
> Being the same property conveyed to Trident Realty Investments Reo, LLC, a Texas Limited Liability Company by deed from Trident Realty Investments Atlas SPV, LLC, a Texas Limited Liability Company dated February 25, 2026, and of record in Instrument Number 20260303-0016545, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the right-of-way of 21st Avenue North and an alley.
>
> This conveyance is made subject to all matters shown on plat of record in Plat Book 21, Page 80, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 20th day of July, 2026.

Member:
TRIDENT REALTY INVESTMENTS REO, LLC
a Texas Limited Liability Company, its Member

By: Trident Realty Investments MGR, LLC
a Texas Limited Liability Company,
Its Manager

By: 6616 Realty Holdings, LLC,
a Texas Limited Liability Companyits sole
Manager

By: MICHAEL L. HOFFMAN
MICHAEL L. HOFFMAN
President and Chief Executive Officer

Manager:

Trident Realty Investments Mgr, LLC,
a Texas Limited Liability Company

By: 6616 Realty Holdings, LLC, a Texas Limited Liability Company, its Sole Member

By: MICHAEL L. HOFFMAN
MICHAEL L. HOFFMAN
President and Chief Executive Officer

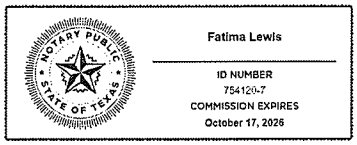
STATE OF Texas
COUNTY OF Harris

Before me, Fatima Lewis of the state and county mentioned, personally appeared Michael L. Hoffman, President and Chief Executive Officer of 6616 REALTY HOLDINGS, LLC, which is the Sole Member of TRIDENT REALTY INVESTMENTS MGR, LLC, which is the Manager of TRIDENT REALTY INVESTMENTS REO, LLC, 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 the authorized signatory of the above Limited Liability companies.

Witness my hand this 20th day of July, 2026.

Fatima Lewis
Notary Public , State of Texas

My Commission Expires: 10/17/2026



Electronically signed and notarized online using the Proof platform.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $311,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of July, 2026.

NOTARY PUBLIC

My commission expires: 12-26-2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

****

Map & Parcel No: 081-11-0-049

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
PAIGE M. FOSTER

1707 21st Ave N
Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-20-26 (date of document).

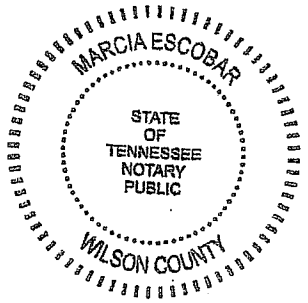
Affiant Signature

7-20-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027