Commitment Number: 240362177
Seller's Loan Number: 34440850

AFTER RECORDING RETURN TO:
JOSHUA DOREN
2407 BURCH STREET
NASHVILLE, TN 37208

Karen Johnson Davidson County
Batch# 1459924 DEEDWARRSP
08/17/2026 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,405.63
20260817-0076389

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

New Property Owner/Mail Tax Statements To:
JOSHUA DOREN
2407 BURCH STREET
NASHVILLE, TN 37208

Parcel ID No.: 08114018400

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 14th day of July, 2026, by and between **NRHQ, LLC,** whose mailing address is 271 N. Shore Drive, Suite 201, Pittsburgh, PA 15212, hereinafter referred to as Grantor(s) and **JOSHUA DOREN,** whose tax mailing address is 2407 BURCH STREET, NASHVILLE, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Seventy Nine Thousand Nine Hundred Dollars and Zero Cents ($379,900.00), 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being one part of Lot No. 18 on the map of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Beginning at a point on the South margin of Burch Avenue 300 feet West from the Westerly margin of 24th Avenue North; thence with the margin of Burch Avenue, Westerly 50 feet to a point; thence Southerly parallel to the West margin of 24th Avenue North, 150 feet to a point; thence Easterly 50 feet to a point; thence Northerly 150 feet to the point of the Beginning.

BEING THE SAME PROPERTY AS CONVEYED FROM LHOME MORTGAGE TRUST 2021-RTL3 TO NRHQ, LLC AS DESCRIBED IN QUITCLAIM DEED, DATED 12/17/2025, RECORDED 01/05/2026, AS INSTRUMENT NO. 20260105-0000001, DAVIDSON COUNTY RECORDS.

Property commonly known as: 2407 BURCH STREET, Nashville, TN 37208

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 14th day of July, 2026.

NRHQ, LLC, by Kiavi Funding, Inc. as Attorney in Fact

By: Barbara Sweazen

Name: Barbara Sweazen

Title: Post Close Team Lead

STATE/COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, Chanel Curges, a Notary Public, of the State and County mentioned, personally appeared Barbara Sweazen 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 Post Close Team Lead of **Kiavi Funding, Inc. as Attorney in Fact for NRHQ, LLC** 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 Pittsburgh, PA, this 14th day of July, 2026.

Chanel Curges

Notary Public

My Commission expires: _____

Commonwealth of Pennsylvania - Notary Seal
CHANEL CURGES - Notary Public
Allegheny County
My Commission Expires February 17, 2029
Commission Number 1456651

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 $379,900.00 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 12TH day of AUGUST, 2026.

Affiant

THOMAS SMITH
Print Name

(Seal)

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 7/14/2026 (date of document).

Affiant Signature

8/12/26
Date

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 12 day of AUGUST, 2026.

Notary's Signature

My Commission Expires
My Commission Expires: May 24, 2028

NOTARY'S SEAL

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