AFTER RECORDING RETURN TO:
FinTitle
18201 Von Karman, Suite 330
Irvine, CA 92612
File No. FIN-26022416-2

Karen Johnson Davidson County
Batch# 1467948 DEEDWARRSP
09/03/2026 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20260903-0081970

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

Tax ID No.: 00 94 1 132.00 R 000

# SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17 day of August, ____, by and between **SG Alternative Title Trust 2026-NPL1, Series 2,** located at 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801, hereinafter referred to as Grantor(s) and **Dew Street Development LLC,** residing at 1102 Dew Street, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00), 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1102 Dew Street, Nashville, TN 37206

Prior instrument reference: 20260903-0081969, Recorded: 09/03/2026

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 17th day of August, 2026.

**SG Alternative Title Trust 2026-NPL1, Series 2**

By: _____

Print Name: Brad Hartung

Title: Authorized Signatory

STATE OF New York
COUNTY OF NY

Before me, Maurice Hallivis, a Notary Public, of the State and County mentioned, personally appeared Brad Hartung, 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 Authorized Signatory (insert title) of **SG Alternative Title Trust 2026-NPL1, Series 2**, the within named Grantor and that such Authorized Signatory (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in New York, this 17 day of August, 2026.

_____
Notary Public

My Commission expires: May 26, 2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

MAURICE HALLIVIS
Notary Public, State of New York
No. 01HA6007604
Qualified in New York County
Commission Expires May 26, 2030

# VALUATION AFFIDAVIT

I, 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 $ 390,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Brad Hartung

STATE OF New York

COUNTY OF NY

Sworn to and subscribed before me this 17 day of August, 2026.

Notary Public
My Commission Expires: May 26, 2032

Name and address for person(s) responsible for taxes:

Dew Street Development LLC
1102 Dew Street 2525 West Hieman St.
Nashville, TN 37206 Nashville, TN 37208

Name and address of property owner:

Dew Street Development LLC
1102 Dew Street 2525 West Hieman St.
Nashville, TN 37206 Nashville, TN 37208

MAURICE HALLIVIS
Notary Public, State of New York
No. 01HA6007604
Qualified in New York County
Commission Expires May 26, 2030

**EXHIBIT A**
**LEGAL DESCRIPTION**

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Being Lot No. 52 on the Plan of A.J. Caldwell's Property of record in Plat Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 52 fronts 50 feet on the Southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Parcel ID No.: 00 94 1 132.00 R 000

Property commonly known as: 1102 Dew Street, Nashville, TN 37206

## Certificate of Authenticity

I, Holly A. Mason, 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 8/17/26.

Affiant Signature

8/28/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028