Name and address of new owner and send tax bills to:
Habitat for Humanity of Greater Nashville
414 Harding Place, Suite 100
Nashville, TN 37211

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1472384 DEEDWARR
09/14/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260914-0085223

MAP-PARCEL NO.: 060-01-0A-0-16.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

AFFIANT

TRACY BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-20-2029

Subscribed and sworn to before me on this 11 day of September, 2026.

Notary Public

My Commission Expires: _____

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 11 day of September, 2026, by and between **Destiny Brown**, an unmarried person ("Grantor"), and **Habitat for Humanity of Greater Nashville**, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns.

WITNESSETH: That for the consideration hereinafter expressed the said Grantor has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said Grantee the following described real estate situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 828, on the plan of Sherwood Commons Townhomes, a Townhome Planned Unit Development, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Sherwood Commons Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210201-0014214, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

DEED REFERENCE:
Being the same property as conveyed to Destiny Brown by Special Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee not-for-profit corporation, of record as Instrument No. 20230118-0004072, dated January 13, 2023, said Register's Office.

This description was taken from the previous deed of record.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property, including, but not limited to that certain Deed of Trust dated January 13, 2023, executed by Grantor to Old Republic Title Company of Tennessee ("**Trustee**"), for the benefit of Grantee, of record as Instrument No. 20230118-0004073 (the "**First Deed of Trust**"), followed by that certain Second Deed of Trust dated January 13, 2023, executed by Grantor to Trustee, for the benefit of Grantee, of record as Instrument No. 20230118-0004074 (the "**Second Deed of Trust**"), and that certain Third Deed of Trust dated January 13, 2023, executed by Grantor, to Trustee, for the benefit of Grantee, of record as Instrument No. 20230118-0004075 (the "**Third Deed of Trust**", and together with the First Deed of Trust and the Second Deed of Trust, the "**Deeds of Trust**"), all in the Register's Office of Davidson County, Tennessee. The Property is also conveyed and subject to those certain Deed Restrictions recorded as Instrument No. 20230118-0004076, by and between Grantor and Grantee, in said Register's Office.

The Grantor has executed and delivered this Deed in Lieu of Foreclosure to Grantee in lieu of the foreclosure of the Second Deed of Trust.

It is the express intention of the parties that the fee estate to be conveyed by Grantor, as borrower, and Grantee, as lender (the "**Fee Estate**"), and the liens off the Deeds of Trust shall not merge, notwithstanding the same person or entity may hold both the Fee Estate and the Deeds of Trust. Grantor and Grantee agree that the Mortgage Lien shall remain in full force and effect for the purpose of preserving Grantee's priority over any junior liens, encumbrances, or interests, including, without limitation, mechanics' liens or judgement liens) that may exist or appear of record. Grantee shall retain the right, at its sole option, to foreclose the lien of the Second Deed of Trust in any lawful manner to eliminate such junior interests, and the delivery of the Deed shall not act as a satisfaction of the underlying indebtedness, but rather as a conveyance of title to facilitate the satisfaction of debt.

WITNESS THE signature of the Grantor on the day and year first above written.

DESTINY BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Tracy Beasley, a Notary Public of said County and State, **Destiny Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 11 day of September, 2026.

Notary Public

My Commission Expires: _____

TRACY BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-20-2029

True Copy Certification

I, Keaton Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of 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 September 11, 2026.

K. Wilson
Affiant Signature

9/14/26
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of September, 2026.

Notary's Signature

My Commission Expires: 11/05/29

Notary Seal

