DEED IN LIEU OF FORECLOSURE - LIEN NOT EXTINGUISHED OR MERGED

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1480675 DEEDWARR
10/05/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20261005-0091537

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration, or value for this transfer, whichever is greater, is $525,000.00.

Affiant

Subscribed and 20th day of sworn to before me this October, 2026.

Notary Public
My commission expires: 1/29/30

ANDREW MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Foster Investment Group, LLC 4619 Log Cabin Road Nashville, TN 37216	Foster Investment Group, LLC 4619 Log Cabin Road Nashville, TN 37216	147-01-0-016

WARRANTY DEED

WHEREAS, **Foster Investment Group, LLC**, ("Grantee") is the owner and holder of a certain promissory note dated May 14, 2025, and recorded on May 15, 2025, from **Kindred Home Buyers, LLC, a Tennessee limited liability company**, ("Grantor") to the Grantee, **Foster Investment Group, LLC**, in the original principal amount of Five Hundred Twenty-five Thousand and NO/100 ($525,000.00) Dollars, which is secured by the deed of trust of record in **Instrument Number 20250515-0038239,** in the Register's Office of **Davidson** County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100ths ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kindred Home Buyers, LLC, a Tennessee limited liability company**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Foster Investment Group, LLC**, the Grantee, its successors and assigns, a certain tract of land lying in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 413 on the Plan of Caldwell Hall Subdivision, Section 6 of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property.

Being the same property conveyed to Kindred Home Buyers, LLC, a Tennessee Limited Liability Company by Warranty Deed from David Paul Miller, a married man, of record in Instrument Number 20250515-0038238, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2025 and subsequent years, plus any penalties and interest which may accrue.

Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 148, Register's Office for Davidson County, Tennessee.

IT IS THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT THE LEGAL AND EQUITABLE INTERESTS AS DESCRIBED IN THE DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20250515-0038239, SAID REGISTER'S OFFICE, NOT BE MERGED BY VIRTUE OF THIS DEED, AND THAT THE LIEN OF THE SAID DEED OF TRUST SHALL REMAIN IN FULL FORCE AND EFFECT AND NOT BE RELEASED HEREBY.

This is improved property known as **344 Lynn Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its hefts, representatives, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind its heirs, representatives, successors, and assigns to warrant and forever defend the title to said land to said Grantee, its heirs, representatives, successors, and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 16th day of February, 2026.

GRANTOR:

Kindred Home Buyers, LLC, a Tennessee limited liability company

BY:_____
Kenneth Brown, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of February, 2026, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Kenneth Brown,** with whom I am **personally appeared before me by secured interactive two-way remote electronic audio-video communication** (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Kindred Home Buyers, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 16th day of February, 2026.

_____ My Commission Expires: 02/03/2026
NOTARY PUBLIC

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

GRANTEE:

Foster Investment Group, LLC

BY: _____
Patrick Foster, Authorized Member

STATE OF TENNESSEE
COUNTY OF _____

US Army, Wiesbaden, Germany
Expiration: Indefinite
Authority: 10 USC 1044a

On this 20 day of February, 2026, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Patrick Foster,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Foster Investment Group, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 20 day of February, 2026.

_____ My Commission Expires: _____
NOTARY PUBLIC

US Army, Wiesbaden, Germany
Expiration: Indefinite
Authority: 10 USC 1044a

Ebony R. Harris
Legal Assistance Paralegal
U.S. Army Europe and Africa
Office of the Judge Advocate
Federal Notary Authority:
10 U.S.C. Section 1044a

JUDGE ADVOCATE GENERAL'S CORPS
UNDER AUTHORITY OF 10 U.S.C.s1044a
NOTARY PUBLIC

I, Andy Maloney, 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 2/16/2026 (date of document).

_____
Affiant Signature
Date 2/16/2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of February, 2026.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY