Karen Johnson Davidson County
Batch# 1483525 DEEDWARRSP
10/13/2026 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.13
20261013-0094034

AFTER RECORDING RETURN TO:
Title Clearing & Escrow, LLC
6102 S. Memorial Dr.
Tulsa, OK 74133
File No. TCE-360850TN

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

Tax ID No.: 161 14 0 017.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 22 day of September, 2026, by and between **U.S. Bank National Association, not in its individual capacity, but solely as Trustee of Plaza RTL Trust dated December 16, 2024,** located at 425 South Financial Place, Chicago, IL 60605, hereinafter referred to as Grantor(s) and **Alfredo Hernandez Atonal and Heblin Janeth Martinez Morales, a married couple,** residing at 15456 Old Hickory Boulevard, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Five Hundred Seventy-Four Thousand Nine Hundred Dollars and 00/100 Dollars ($574,900.00), 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 TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF ORRIN W. RUCKER SUBDIVISION OF RECORD IN PLAT BOOK 7900, PAGE 511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF PLAZA RTL TRUST FROM MCPHAIL SANCHEZ, LLC , SUBSTITUTE TRUSTEE BY THAT DEED DATED 08/04/2025 AND RECORDED 08/12/2025 IN INSTRUMENT NUMBER : 20250812-0064111 IN THE DAVIDSON COUNTY RECORDS.

PARCEL ID(S): 161 14 0 017.00

Property commonly known as: 15456 Old Hickory Boulevard, Nashville, TN 37211

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 22 day of September, 2026.

U.S. Bank National Association, not in its individual capacity, but solely as Trustee of Plaza RTL Trust dated December 16, 2024
By: Fay Servicing, LLC, as Attorney-in-Fact *

Michael Brooks, REO Closing Coordinator

***POA recorded in Davidson County, TN on 9/25/26 at 11:08 AM. 20260925-0089011**

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22 day of September, 2026 before me by means of ☒ physical presence or ☐ online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Fay Servicing, LLC, as Attorney-in-Fact of U.S. Bank National Association, not in its individual capacity, but solely as Trustee of Plaza RTL Trust dated December 16, 2024**,for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 714956
EXPIRES: November 9, 2029

My Commission Expires: 11/9/29

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

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 $574900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Mumber Brooks

STATE OF Florida
COUNTY OF Hillsborough

Sworn to and subscribed before me this 22 day of September, 2026.

Notary Public
My Commission Expires: 11/9/29

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 714956
EXPIRES: November 9, 2029

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

Alfredo Hernandez Atonal and Heblin Janeth Martinez Morales
15456 Old Hickory Boulevard
Nashville, TN 37211

Name and address of property owner:

Alfredo Hernandez Atonal and Heblin Janeth Martinez Morales
15456 Old Hickory Boulevard
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Kelsey Barksdale, 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 09/22/2026 (date of document).

Affiant Signature

09/22/2026
Date

State of Oklahoma

County of Tulsa

Sworn to and subscribed before me this 07 day of October, 2026.

Notary's Signature



NOTARY OF OKLA

MY COMMISSION EXPIRES: 6/30/2029