RETURN TO:
H. Mark Beanblossom, P.C.
1661 Aaron Brenner Drive # 301
Memphis, Tennessee 38120
901.758.0500

Karen Johnson Davidson County
Batch # 1483641 DEEDWARRSP
10/14/2026 08:13:58 AM 4 pgs
Fees: $23.00 Taxes: $1,091.13
20261014-0094170

This Instrument Prepared By:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
BEHAR AHMED, A SINGLE MAN	BEHAR AHMED, A SINGLE MAN	091 04 0 058.00
8901 BRUNSWICK FARMS DRIVE	8901 BRUNSWICK FARMS DRIVE	
ARLINGTON, TN 38002	ARLINGTON, TN 38002	

This Deed executed this 25 day of August 2026, for and in consideration of **Two Hundred Ninety-Four Thousand Nine Hundred and 00/100 Dollars ($294,900.00)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **OLIT 2025-HB1 ALTERNATIVE HOLDINGS, LLC** has/have this day bargained and sold, and do hereby transfer and convey unto the said **BEHAR AHMED, A SINGLE MAN**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 15, ON THE PLAN OF UNIVERSITY HEIGHTS, SECTION 2, OF RECORD IN PLAT BOOK 1424, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO OLIT 2025-HB1 FROM CLEAR RECON, LLC, IN A DEED DATED AUGUST 29, 2025 AND RECORDED ON AUGUST 29, 2025, IN INSTRUMENT NO. 2025089 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property known as: **1031 COLLEGE AVENUE, NASHVILLE, TN 37209**.
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

SIGNATURE PAGE TO FOLLOW

Witness our hand this 25 day of AUGUST, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OLIT 2025-HB1 ALTERNATIVE HOLDINGS, LLC

By ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES, as attorney in fact

By: RANDALL REYNOLDS

Its: AUTH SIGNER

State of TEXAS

County of HARRIS

On this the 25 day of AUGUST, 2026, before me, KAREN MAPLES, the undersigned officer, personally appeared RANDALL REYNOLDS, who acknowledged herself/himself to be the AUTH SIGNER of **ONITY MORTGAGE CORPORATION F/K/A** PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES, as attorney in fact for **OLIT 2025-HB1 ALTERNATIVE HOLDINGS, LLC**, a Delaware corporation, and that she/he, as such AUTH SIGNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself as AUTH SIGNER.

In witness whereof I hereunto set my hand and official seal.

Notary Public
Commission Expires: 05/01/2029

KAREN MAPLES
My Notary ID # 129408023
Expires May 1, 2029

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Shelby

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 294,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donna Boyd
Affiant

Sworn to and subscribed before me, this the 29th day of September, 2021

H. MARK BEANBLOSSOM
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 31, 2030
COUNTY OF SHELBY

Notary Public
My commission expires: 7-31-30
SEAL

Name and address for person(s) responsible for taxes:
BEHAR AHMED
8901 BRUNSWICK FARMS DRIVE
ARLINGTON, TN 38002

Name and Address of property owner:
BEHAR AHMED
8901 BRUNSWICK FARMS DRIVE
ARLINGTON, TN 38002