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JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

Karen Johnson Davidson County
Batch# 431350 DEEDWARRSP
07/07/2020 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,111.85
20200707-0072659

After Recording Return To:
MOHAMMAD ISLAM
108 CAMBRIDGE CLOSE
ANTIOCH, TN 37013

This instrument prepared by:
Lance Knight, Esq., P.O. Box 1297, Hurst, Texas 76053-1297 - Phone: (817) 510-3113 and Kerissa Hollis, Esq., Tennessee State Bar Number: 019434

PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel: 151-09-0-A 161.00 CO

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

Property Owner:
MOHAMMAD ISLAM
108 CAMBRIDGE CLOSE
ANTIOCH, TN 37013

Send Tax Bills To:
MOHAMMAD ISLAM
108 CAMBRIDGE CLOSE
ANTIOCH, TN 37013

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 26 day of June, 2020, between **THE SECRETARY OF VETERANS AFFAIRS**, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 ("**GRANTOR**"), and **MOHAMMAD ISLAM**, a married man, whose tax-mailing address is **108 CAMBRIDGE CLOSE, ANTIOCH, TN 37013** ("**GRANTEE(S)**").

IN WITNESS WHEREOF, Grantor has executed this Deed on this 29 day of June, 2020.

THE SECRETARY OF VETERANS AFFAIRS,
An Officer of the United States of America

By: Katherine Wied, AVP

Printed Name **Title**

By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF : Texas }

COUNTY OF: Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Katherine Wied, AVP, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 29 day of June, 2020.

GENE FISHER
Notary Public State of Texas
My Commission# 129931668
My Comm. Exp. Mar. 16, 2021

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 300,500.00.

Affiant

Subscribed and sworn to before me this 29 day of June, 2020.

NOTARY PUBLIC My Commission Expires 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESSETH

That Grantor, for and in consideration of the sum of **$300,500.00** (THREE HUNDRED THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS) in hand paid by Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee(s) the following described premises of real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Page 763 and 764; as corrected by Surveyor's Certificate of Correction in Book 9473, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property known as: 108 CAMBRIDGE CLOSE, ANTIOCH, TN 37013.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20200507-0047728 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 108 CAMBRIDGE CLOSE, ANTIOCH, TN 37013
The legal description was provided by agent for grantor.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee(s). Grantor covenants with the said Grantee(s) that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee(s).

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and defend the title to the Property to the said Grantee(s) against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY