Karen Johnson Davidson County
Batch# 816246 DEEDWARRSP
03/07/2022 08:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20220307-0025342

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JURIS DOC PREP
P.O. BOX 1297
HURST, TX 76053
817.510.3113

After Recording Return To:
EDGAR SCHECHTER
3707 GRUBBS RD
NASHVILLE, TN 37211

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

Map & Parcel:
133-07-0-238.00

PREPARER NOT RESPONSIBLE FOR CLOSING

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:
EDGAR SCHECHTER
3707 GRUBBS RD
NASHVILLE, TN 37211

Send Tax Bills To:
EDGAR SCHECHTER
3707 GRUBBS RD
NASHVILLE, TN 37211

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

THIS INDENTURE, made this 17 day of February, 2022 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 **EDGAR SCHECHTER**, whose tax-mailing address is 3707 Grubbs Rd, Nashville, TN 37211 ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$385,000.00 (Three Hundred Eighty Five Thousand 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 located in Davidson County, Tennessee, being all of Lot No. 40 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, being the common corner of Lot Nos. 39 and 40 and runs with the Northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning. (Legal description revised pursuant to an Attorney's Affidavit recorded prior to foreclosure.)

TAX ID: 133-07-0-238.00

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED RECORDED AT INSTRUMENT NO. 20200206-0013778 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY REFERENCED AS PARCEL NUMBER 13307023800 BY TAX CERTIFICATE DATED 01/24/2022.

Property Address: 3707 GRUBBS RD, NASHVILLE, TN 37211
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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed on this 17 day of February, 2022

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

By: _____
Jeremy Rasin 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 Jeremy Rasin, 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 17 day of February, 2022

JENNIFER DARDAGANIAN
My Notary ID # 2765715
Expires December 14, 2025

_____
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 395,000.00

_____
Affiant

Subscribed and sworn to before me this 17 day of Feb., 2022

_____
NOTARY PUBLIC My Commission Expires

JENNIFER DARDAGANIAN
My Notary ID # 2765715
Expires December 14, 2025

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/17/22 (date of document).

Affiant Signature

2/22/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of February, 2022.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25