Karen Johnson Davidson County
Batch# 1054803 DEEDWARRSP
09/27/2023 02:24:30 PM 6 pgs
Fees: $33.00 Taxes: $758.50
20230927-0075933

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280501825

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

Tax ID No.: 07511027400

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 27th day of July, 2023, by and between **Federal Home Loan Mortgage Corporation,** located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **JACIE KATHRYN SHOCKNEY,** residing at 1012 Rachels Square Drive, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1012 Rachels Square Drive, Nashville, TN 37076

Prior instrument reference: Instrument Number: 20220826-0096384, Recorded: 08/26/2022

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

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 27th day of July, 2023.

Federal Home Loan Mortgage Corporation, by Radian Settlement Services Inc as Attorney-in-Fact

Brian Stultz

Name: **Brian Stultz**
Title: **Closing Agent**

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, DEBORAH A. WALENCHOK, a Notary Public, of the State and County mentioned, personally appeared **Brian Stultz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Closing Agent** (insert title) **for Radian Settlement Services Inc as Attorney-in-Fact for Federal Home Loan Mortgage Corporation**, the within named Grantor and that such **Closing Agent** (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in ALLEGHENY COUNTY, this 27th day of July, 2023.

Deborah A. Walenchok

Notary Public DEBORAH A. WALENCHOK

My Commission expires: 03/03/2024

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

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 $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Brian Stultz
Affiant

Print Name: Brian Stultz

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Sworn to and subscribed before me this 27th day of July, 2023.

Deborah A Walenchok
Notary Public
My Commission Expires: 03/03/2024

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

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

JACIE KATHRYN SHOCKNEY
1012 Rachels Square Drive
Nashville, TN 37076

Name and address of property owner:

JACIE KATHRYN SHOCKNEY
1012 Rachels Square Drive
Nashville, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee Being Lot No. 100-B of the Zone Lot Division of Lots 80 thru 101 and 103 thru 107, Rachel's Square, Section, 2, as of record in Plat Book 6250, Page 542, in the Register's Office of said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Federal Home Loan Mortgage Corporation, by Substitute Trustee's Deed from Melinda Kirkham, as agent for Substitute Trustee Mackie Wolf Zientz & Mann, P.C., of record in Instrument No. 20220826-0096384, in the Register's Office of Davidson County, Tennessee, dated August 25, 2022 and recorded on August 26, 2022.

Parcel ID Number: 07511027400

Property commonly known as: 1012 Rachels Square Drive, Nashville, TN 37076

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 205,000.

Brian Stultz
Affiant

Subscribed and sworn before me, this 27 day of DECEMBER, 2023

Deborah A Walenchok
Notary DEBORAH A WALENCHOK

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

CERTIFICATE OF AUTHENTICITY

I, MELINDA O'BRIEN, 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 **7/27/2023**.

Date

Melinda O'Brien
Affiant Signature

09-27-2023
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 27th day of September, 2023.

Deborah A. Walenchok
Notary's Signature DEBORAH A WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries