FILE NO.: CENL-22-02762

Karen Johnson Davidson County
Batch# 1071247 DEEDWARRSP
11/14/2023 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231114-0088613

PREPARED BY AND RETURN TO:
RUBIN LUBLIN, LLC
3145 AVALON RIDGE PLACE
SUITE 100
PEACHTREE CORNERS, GA 30071
(770) 246-3300

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES Department of Veterans Affairs Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203	3116 LAUREL FOREST DR NASHVILLE, TN 37214	SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES Department of Veterans Affairs Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203

MAP PARCEL NUMBER: 096 15 0 049.00

THIS INDENTURE, dated October 24, 2023, between **AMERIHOME MORTGAGE COMPANY, LLC** Grantor, whose address is 425 Phillips Blvd., Ewing, NJ 08618 and the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES whose address is Department of Veterans Affairs Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at hand and seal of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

BEING LOT NO. 56 ON THE PLAN OF HICKORY BEND, SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMERIHOME MORTGAGE COMPANY, LLC, HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN ~~BOOK_____, PAGE____~~, IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TN. Instrument 20231023-0082860

This entity is tax exempt.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, its successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 24 DAY OF October, 2023.

AMERIHOME MORTGAGE COMPANY, LLC

By: _____ (L.S.)
Printed Name: Andrea Wiley
Title: Vice President -Document Execution

STATE OF New Jersey

COUNTY OF Mercer

Before me, Myisha Sims-Sorathiya [Notary Public], of the State and County aforesaid, personally appeared Andrea Wiley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself/himself to be VP-DocExecution [title] of AmeriHome Mortgage Company, LLC, the within named bargainor, and that he/she as such VP-DocExecution [title], executed the foregoing instrument for the purpose therein contained, by signing the name of AmeriHome Mortgage Company, LLC, by himself/herself as such officer.

WITNESS my hand and seal this 24 day of October, 2023.

_____
Notary Public Myisha Sims-Sorathiya

My Commission Expires: 08/26/2025

(Notary Seal)

MYISHA SIMS-SORATHIYA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 26, 2025
ID# 50135254

AFFIDAVIT OF VALUE

STATE OF New Jersey

COUNTY OF Mercer

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$356403.00, (*TAX EXEMPT - GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Printed Name: Andrea Wiley
Title: VP-DocExecution of AmeriHome Mortgage Company, LLC

Subscribed and sworn to before me on
this the 24 day of October, 2023

Notary Public Myisha Sims-Sorathiya

My Commission Expires: 08/26/2025

(Notary Seal)

MYISHA SIMS-SORATHIYA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 26, 2025
ID# 50135254

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Jeffrey C. Horn, 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 is a true and correct copy of the original document executed on 10/24/2023 and authenticated according to law.

Signature

11/1/23

Date

State of Georgia

County of Gwinnett

Personally appeared before me Valarie Richardson, a notary public for this county and state, Jeffrey C. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valarie Richardson
Notary's Signature

11/1/2023
Date

Seal (if on paper)

My Commission Expires: 9/27/2026

VALARIE RICHARDSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 27, 2026