RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1092016 DEEDWARRSP
01/22/2024 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20240122-0003472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $330,000.00.

Affiant

Sworn to and subscribed before me this 17 day of January, 2024.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

THIS INSTRUMENT PREPARED BY:
Valerie Webb & Associates PLLC
3037 Highway 31W
P.O. Box 887
White House, TN 37188

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for the accuracy of the information contained herein or provided by the parties hereto. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held, transferred, or disbursed any consideration in relation to the same.

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nashville Blessed Homes, LLC 525 Bluewater Drive Nashville, TN 37217	Nashville Blessed Homes, LLC 525 Bluewater Drive Nashville, TN 37217	096 15 0 049.00

This Indenture, made on the 4th day of January, 2024 by and between the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as "***Grantor***", and Nashville Blessed Homes, LLC, a Tennessee limited liability company, hereinafter referred to as ***"Grantee"***.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the ***"Property"***):

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.

Description taken from previous Deed.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY SPECIAL WARRANTY DEED RECORDED ON 11/14/2023 IN INSTRUMENT NO. 20231114-0088613, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3116 Laurel Forest Drive, Nashville, Tennessee 37214.

This conveyance is being made subject to (i) any and all applicable zoning and setback requirements; (ii) any unpaid taxes and assessments; and (iii) all matters which are of public record or which may be applicable to the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself to warrant and defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused the same to be executed as of the date first written above.

GRANTOR:

THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, 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)

Printed Name: Brenda Garcia

Title: AVP

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Brenda Garcia, 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 4th day of January, 20 24.

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

Notary Public

My term expires: _____

This deed was prepared by Valerie Webb, Tennessee Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state, and federal law.

Certificate of Authenticity

I, Holly A. Mason, 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 January 17, 2024.

Affiant Signature

1/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of January, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026