AFTER RECORDING RETURN TO:
Paul Thomas Davidson
950 Forest Acres Court
Nashville, TN 37220
File No. 2054975REO

Karen Johnson Davidson County
Batch# 1115011 DEEDWARRSP
03/26/2024 08:16:30 AM 5 pgs
Fees: $28.00 Taxes: $2,039.63
20240326-0020706

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

Tax ID No.: 115 14 0 024.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 4 day of March, 2024, by and between **The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1,** located at 75 Beattie Place, Suite 110, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **Paul Thomas Davidson, single individual,** residing at 950 Forest Acres Court, Nashville, TN 37220, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Five Hundred Fifty One Thousand Two Hundred Fifty and 00/100 Dollars ($551,250.00), 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: 514 Neilwood Drive, Nashville, TN 37205

Prior instrument reference: Instrument Number: 20170920-0096568, Recorded: 09/20/2017

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 against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 4 day of March, 2024.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1, by NewRez LLC FKA New Penn Financial LLC dba Shellpoint Mortgage Servicing as attorney in fact

Name: Phillip Pluister
Title: VP

STATE OF South Carolina
COUNTY OF Greenville

Before me, Wendy M Armonaitis, a Notary Public, of the State and County mentioned, personally appeared Phillip Pluister, 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 VP (insert title) of **The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-12T1, Mortgage Pass-Through Certificates, Series 2007-12T1, by NewRez LLC FKA New Penn Financial LLC dba Shellpoint Mortgage Servicing as attorney in fact**, the within named Grantor and that such VP (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Greenville SC, this 4 day of March, 2024.

Notary Public

My Commission expires: 8/7/2033

WENDY M. ARMONAITIS
My Commission Expires
NOTARY PUBLIC
August 7, 2033
STATE OF SOUTH CAROLINA

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 $ 551,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

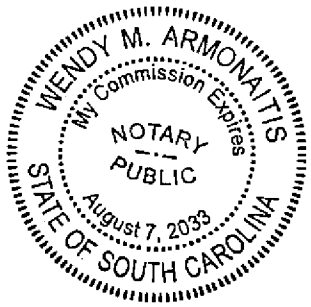
Affiant

Print Name: Phillip Pluister

STATE OF South Carolina
COUNTY OF Greenville

Sworn to and subscribed before me this 4 day of March, 20 24.

Notary Public
My Commission Expires: 8/7/2033



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

Paul Thomas Davidson
950 Forest Acres Court
Nashville, TN 37220

Name and address of property owner:

Paul Thomas Davidson
950 Forest Acres Court
Nashville, TN 37220

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 719 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION VII, OF RECORD IN BOOK 2331, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST TERMINUS OF NEILWOOD DRIVE AT THE CORNER OF LOTS 719 AND 720; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 342.5 FEET TO A POINT; THENCE NORTH 60 DEGREES 55 MINUTES EAST 121 FEET; THENCE NORTH 49 DEGREES 35 MINUTES EAST 155 FEET; THENCE NORTH 41 DEGREES 50 MINUTES EAST 200 FEET; THENCE NORTH 46 DEGREES 12 MINUTES EAST 199 FEET TO A CORNER OF LOT 704; THENCE WITH THE LINE BETWEEN LOTS 704 AND 719, EASTERLY 42.9 FEET TO A CORNER OF LOT 718; THENCE WITH THE LINE BETWEEN LOTS 718 AND 719, SOUTHERLY 686 FEET TO THE NORTH MARGIN OF NEILWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME AROUND A SLIGHT CURVE 57.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-12T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-12T1 BY SUBSTITUTE TRUSTEES DEED FROM RUBIN LUBLIN TN, PLLC OF RECORD AS INSTRUMENT NO. 20170920-0096568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 14, 2017 AND RECORDED ON SEPTEMBER 20, 2017.

BEING ALSO KNOWN AS 514 NEILWOOD DRIVE, NASHVILLE, TN 37205

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID Number: 115 14 0 024.00

Property commonly known as: 514 Neilwood Drive, Nashville, TN 37205

Tennessee Certification of Electronic Document

I, James Palmisano, 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 **03/04/2024** (date of document).

Affiant Signature

03/25/2024
Date

State of **PA**

County of **Bucks**

Sworn to and subscribed before me this **25** day of **March**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries