RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is 320,000.00. Affiant Sworn to and subscribed before me this 17th day of April, 2024. Notary Public My Commission Expires: 05-09-2026 (SEAL)
Karen Johnson Davidson County Batch# 1124475 DEEDWARRSP 04/18/2024 01:38:30 PM 4 pgs Fees: $23.00 Taxes: $1,184.00 20240418-0027877	
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

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):
Sameh Dawoud 706 Promise Way Murfreesboro, TN 37128	Sameh Dawoud 706 Promise Way Murfreesboro, TN 37128	150 07 0 331.00

This Indenture, made on the 9 day of April, 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 Sameh Dawoud, a married man, 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"***):

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Section Six-B, "The Country" of record in Plat Book 5200, Page(s) 741 and 742, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

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 10/09/2023 OF RECORD IN INSTRUMENT #20231009-0079311, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3405 Country Ridge Drive, Antioch, TN 37013.

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)

Michelle Murphy

Printed Name: Michelle Murphy

Title: AVP

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Michelle Murphy, 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 9 day of April, 2024.

Jennifer Dardaganian

Notary Public

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

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, **Jennifer Chandler-Cole**, do hereby make an 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 April 9, 2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date **04/17/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **04/17/2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

