Karen Johnson Davidson County
Batch# 1180377 DEEDWARRSP
09/11/2024 11:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240911-0070102

File No: 240143238-1
Grantor's Loan No. 0681364790

After Recording, Send To:
SERVICELINK, LLC
11802 Ridge Parkway, Suite 100
Broomfield, CO 80021
Attention: Denver DIL Title

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**Secretary of Veterans Affairs, an Officer of the United States**, 3401 West End Avenue Suite 760W, Nashville, TN 37203

Tax Parcel Number: 064 12 0A 906.00

## SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of August 20th, 2024, by and between **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, ("Grantor"), of **8950 CYPRESS WATERS BLVD., COPPELL, TX 75019**, for and in the consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Secretary of Veterans Affairs, an Officer of the United States**, ("Grantee"), whose tax mailing address is **3401 West End Avenue Suite 760W, Nashville, TN 37203**.

WITNESSETH: That Grantor, for and in consideration $10.00 (Ten Dollars and Zero

Cents) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 906 ON THE PLAN OF SECTION 2, FOX RUN CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**BEING ALSO KNOWN AS 906 OLD FOUNTAIN PLACE, HERMITAGE, TN 37076.**

The instrument constituting the source of Grantor's interest in the foregoing described property was a DEED IN LIEU OF FORECLOSURE recorded as Instrument No. 202409110070100 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064 12 0A 906.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on August 20th, 2024

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

**By:** _____

**Name:** Eddie Tovar Jr.

**Its:** Vice President

STATE OF TX
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Eddie Tovar Jr. as Vice President on behalf of **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, personally known to me or has produced N/A as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of August, 2024.

_____
Notary Public
ERIC Johannesen

ERIC JOHANNESEN
Notary Public, State of Texas
Comm. Expires 05-09-2026
Notary ID 129814548

STATE OF TX
COUNTY OF Denton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Eddie Tovar Jr.

Subscribed and sworn to before me on this the 20th day of August, 2024.

Notary Public Eric Johannesen

My Commission Expires: 5 - 9 - 2026

SEAL

ERIC JOHANNESEN
Notary Public, State of Texas
Comm. Expires 05-09-2026
Notary ID 129814548

**Tennessee Certification of Electronic Document**

I, Jody Walshe, 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 August 20, 2024 (date of document).

Affiant Signature

August 27, 2024
Date

State of Colorado

County of Broomfield

Sworn to and subscribed before me this 27 day of August, 2024

CRYSTALYN JEANETTE SKINNER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20184007368
My Commission Expires 2/15/2026

Notary's Signature

MY COMMISSION EXPIRES: 02/15/2026

NOTARY'S SEAL