AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280594916

This document prepared by:
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8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1226544 DEEDWARRSP
01/15/2025 09:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.37
20250115-0003131

Tax ID No.: 176 01 OA 030.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 12th day of December, 2024, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION,** located at 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **Endris Yiman, Husband and Yalemwork Dawud, Wife, as joint tenants with right of survivorship,** residing at 5181 Singing Hills Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Thousand One Hundred and 00/100 Dollars ($400,100.00), 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: 5181 Singing Hills Drive, Nashville, TN 37013

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 12th day of December, 2024.

FEDERAL HOME LOAN MORTGAGE CORPORATION, by RADIAN SETTLEMENT SERVICES INC AS ATTORNEY IN FACT

Dillon McIntyre

Name: **Dillon McIntyre**
Title: Title Agent

STATE OF Pennsylvania
COUNTY OF Beaver

Before me, Samantha Signorelli, a Notary Public, of the State and County mentioned, personally appeared **Dillon McIntyre** 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 Title Agent (insert title) of **FEDERAL HOME LOAN MORTGAGE CORPORATION, by RADIAN SETTLEMENT SERVICES INC AS ATTORNEY IN FACT**, the within named Grantor and that such Title Agent (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Coraopolis, this 12th day of December, 2024.

Samantha Signorelli

Notary Public Samantha Signorelli

My Commission expires: 5/29/27

Commonwealth of Pennsylvania - Notary Seal
Samantha Signorelli, Notary Public
Beaver County
My commission expires May 29, 2027
Commission number 1435296
Member, Pennsylvania Association of Notaries

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 $ 480,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Holly Mason

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 12 day of December, 2024.

Notary Public
My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

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

Endris Yiman and Yalemwork Dawud
5181 Singing Hills Drive
Nashville, TN 37013

Name and address of property owner:

Endris Yiman and Yalemwork Dawud
5181 Singing Hills Drive
Nashville, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Being all of Lot No. 30, on the Plan of The Estates of Hickory Woods of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Power of Attorney recorded in Instrument No. 202501150003130, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Joyce Hernandez by Quitclaim Deed from Michael McClain, married, of record in Instrument No. 20130618-0062041, in the Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 18, 2013. And being the same property conveyed to Michael McClain by Quitclaim Deed from Joyce Hernandez, of record in Instrument No. 20080320-0028394, in the Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded on March 20, 2008. And being the same property conveyed to Joyce Hernandez by Special Warranty Deed from HSBC Mortgage Services, Inc., a corporation organized and existing under the laws of the United States, of record in Instrument No. 20080305-0021869, in the Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on March 5, 2008.

Parcel ID Number: 176 01 OA 030.00

Property commonly known as: 5181 Singing Hills Drive, Nashville, TN 37013

Being the same property conveyed to Federal Home Loan Corporation, by virtue of that certain Trustee's Deed dated November 7, 2023, and being of record at Instrument No. 20231108-0087257 in the Register's Office of Davidson County, Tennessee.

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 12/12/24.

Affiant Signature

1/7/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of January, 2025.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28