File No: 240585446-1
Grantor's Loan No. 0711409094

Karen Johnson Davidson County
Batch# 1237619 DEEDWARRSP
02/14/2025 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250214-0011179

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.

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

Exempt from Transfer Tax: TCA 67-4-409 (f)(2) Government entity
Exempt from Oath of Value: TCA 67-4-409 (a)(5)

Tax Parcel Number: 147 08 OD 001.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of January 23rd, 2025, 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 NO. A, ON THE PLAN OF 3998 TAYLOR ROAD RESIDENCES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO.

20220825-0096020, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property commonly known as: 3996 TAYLOR RD, NASHVILLE, TN 37211

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. 202502140011177 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 147 08 OD 001.00

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 January 23rd, 2025:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

By: _____

Name: Eddie Tovar Jr.

Its: Vice President

STATE OF TX
COUNTY OF Dallas

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 23rd day of January, 2025.

_____
Notary Public
Eric Johannesen

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

202502140011179

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 January 23,2025 (date of document).

Affiant Signature

February 12, 2025
Date

State of Colorado

County of Broomfield

Sworn to and subscribed before me this 12 day of February, 2025

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