RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Blount)
Karen Johnson Davidson County Batch# 1248486 DEEDWARRSP 03/20/2025 11:09:30 AM 4 pgs Fees: $23.00 Taxes: $623.45 20250320-0020392	The actual consideration for this transfer or value of property transferred (whichever is greater) is $168,500.00. Affiant Sworn to and subscribed before me this 14th day of March, 2025. Notary Public My Commission Expires: 9-23-2025 (SEAL)
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

LYDIA L. MCKENRY STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 9-23-2025 BLOUNT COUNTY

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):
Brittany Leigh Bratton 906 Old Fountain PL Hermitage, TN 37076	Brittany Leigh Bratton 906 Old Fountain PL Hermitage, TN 37076	064 12 0A 906.00

This Indenture, made on the 25 day of February, 2025 by and between the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as "***Grantor***", and Brittany Leigh Bratton, single woman, 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 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.

Description taken from previous Deed.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES BY SPECIAL WARRANTY DEED RECORDED ON 09/11/2024 OF RECORD AS INSTRUMENT NUMBER 20240911-0070102 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 906 Old Fountain Place, Hermitage, TN 37076.

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 25 day of February, 2025.

Jennifer Dardaganian

Notary Public
My term expires:

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

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.

Tennessee Certification of Electronic Document

I, Lydia Hannah, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law on 2/25/2025 (date of document).

Lydia Hannah

Affiant Signature

3/18/2025

Date

STATE OF TENNESSEE
COUNTY OF BLOUNT

Sworn to and subscribed before me this 18th day of March, 2025.

Elaine L Herndon

Notary's Signature

My Commission Expires: 3/25/2025

Notary's Seal:

