This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue, Suite 1400
(501)219-9388

Karen Johnson Davidson County
Batch# 1252229 DEEDWARRSP
03/26/2025 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250326-0022582

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Lakeview Loan Servicing, LLC

GRANTEE
The Secretary of Veterans Affairs,
an Officer of the United States of America,
successors and assigns

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Lakeview Loan Servicing, LLC, a company organized under and by virtue of the laws of the State of Florida ("Grantor"), by its Assistant Secretary and its Assistant Secretary, duly authorized by proper resolution of its Board of Managers, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by the Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns at 3401 West End Avenue, Suite 760W, Nashville, TN 37203 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands situated in Davidson County, TN, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF POPLAR WOOD, SECTION I, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

More commonly known as: 8012 Poplarwood Road, Nashville, TN 37221

Being the same property conveyed to Grantor by deed recorded February 28, 2025, Document No. 20250228-0014960, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 155 03 0C 002.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Lakeview Loan Servicing, LLC hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Lakeview Loan Servicing, LLC is hereunto affixed by its Assistant Secretary and its Assistant Secretary, this 06 day of March, 2025.

by Nationstar Mortgage LLC as its Attorney in fact for
Lakeview Loan Servicing, LLC

By: 3/6/2025
- Tracy Armstrong
Title: Assistant Secretary

ATTEST:

By: Minh Nghiem
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Tracy Armstrong and Minh Nghiem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Lakeview Loan Servicing, LLC, the within-named bargainor, a company, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the company.

Witness my hand and seal at office in Dallas, Texas this 06 day of March, 2025.

HUGH ZHAO
Notary Public, State of Texas
Comm. Expires 12-15-2027
Notary ID 128828303

Notary Public

My Commission Expires: 12/15/27

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,657.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Jillian Wilson, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 13 day of March, 2025.

Notary Public

My Commission Expires: 1-24-2033

Property Owner(s) or Agency Responsible for Payment of Taxes:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203
Tax Parcel No. 155 03 0C 002.00

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

True Copy Certification

I, Julie Dean do hereby make oath that I am the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 13, 2025.

Signature

3-13-2025

Date

State of ARKANSAS

County of PULASKI

Personally, appeared before me, Kesha Wilson, a notary public for this county and state, Julie Dean who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 1st day of March 13, 2025.

Notary's Signature

My Commission Expires: 1-24-2033

Notary' Seal (if on paper)

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128