Karen Johnson Davidson County
Batch# 1263518 DEEDWARR
04/23/2025 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250423-0031311

After recording return to:
SERVICELINK
1355 Cherrington Parkway
Coraopolis, PA 15108
File No. 250195571

This document prepared by:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 108 03 0 149.00

GENERAL WARRANTY DEED

This Deed is exempt from transfer tax pursuant to Tennessee Code 66-5-209(8).

THIS DEED made and entered into on this 21 day of April, 2025, by and between **NewRez LLC D/B/A Shellpoint Mortgage Servicing**, a mailing address of 75 Beattie Place, Suite 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States**, a mailing address of Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, 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(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3071 Casa Dr, Nashville, TN 37214

Being the same property conveyed to **NewRez LLC D/B/A Shellpoint Mortgage Servicing** by **Substitute Trustee's Deed** recorded on **03/21/2025** at **Instrument No. 20250321-0021462**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's successors and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's successors, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on this 21 day of April, 2025.

NewRez LLC D/B/A Shellpoint Mortgage Servicing

By: _____

Print Name: Michael Garza 4.21.25

Title: Document Verification Specialist

STATE OF Arizona
COUNTY OF Maricopa

I, Joshua Stolowitz, a Notary Public, in and for said County in said State, hereby certify that Michael Garza, whose name as Document Verification Specialist of **NewRez LLC D/B/A Shellpoint Mortgage Servicing**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such Document Verification Specialist and with full authority, executed the same voluntarily for and as the act of said **NewRez LLC D/B/A Shellpoint Mortgage Servicing.**

Given under my hand and seal this the 21 day of April, 2025.

_____
Notary Public Joshua Stolowitz

My commission expires: July 19, 2028

OFFICIAL SEAL
JOSHUA STOLOWITZ
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 669682
My Comm. Expires July 19, 2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

STATE OF Pennsylvania
COUNTY OF Allegheny

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $167,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Peter Meishman

Subscribed and sworn to before me this 23 day of April, 2025.

Notary Public
My Commission Expires: My Commission Expires May 24, 2028

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:
The Secretary of Veterans Affairs, an Officer of the United States
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Name and address of property owner:
The Secretary of Veterans Affairs, an Officer of the United States
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 53B Zone Lot Division of Lots 49 and 50, a resubdivision of Lots 35 and 42 through 50, Section 5, Patio Villa, as of record in Book 6250, Page 451, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Parcel ID No.: 108 03 0 149.00

Property commonly known as: 3071 Casa Dr, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Peter Fleishman, 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 April 21, 2025 (date of document).

Affiant Signature

April 23, 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23 day of April, 2025.

Alyssa Marie Bresnay
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires May 24, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries