RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Freedom Mortgage Corporation

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

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501) 219-9388

Karen Johnson Davidson County
Batch# 1279477 DEEDWARRSP
05/30/2025 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042387

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Freedom Mortgage Corporation, a corporation organized under and by virtue of the laws of the State of New Jersey ("Grantor"), duly authorized by proper resolution of its Board of Directors, 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 ("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, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 128 on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract II, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the Grantor herein by Deed recorded April 22, 2025, as Instrument # 20250422-0030590, in the Register's office of Davidson County, Tennessee.

More commonly known as: 658 FLINTLOCK CT, Nashville, TN 37217

Tax Parcel No.: 135160B128.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Freedom Mortgage Corporation, Grantor, 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 Freedom Mortgage Corporation is hereunto affixed this 16th day of May, 2025.

Freedom Mortgage Corporation

By: _____

Title: Chief Mortgage Originator

ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Hamilton

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Gladys Morales, 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 Freedom Mortgage Corporation, the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office this 16th day of May, 2025.

KYESHIA RENEE WICKWARE
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0741816
My Commission Expires Jun 14, 2030

Kyeshia Renee Wickware
Notary Public

My Commission Expires: June 14, 2030

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 $316,919.44 (the unpaid principal balance), 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.

ADAM PERDUE

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Adam Perdue, 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 this 22nd day of MAY, 2025.

Notary Public

My Commission Expires: 1.24.2033

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

Grantee's Address:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203
XXXXXX1107

Tennessee Certification of Electronic Document

I, Adam Perdue, 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 May 16, 2025 (date of document).

Affiant Signature

5-20-2025
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1.24.2033

NOTARY'S SEAL

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