This Instrument Prepared By:

WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Ave. Ste 1400
Little Rock, AR 72201
501-219-9388

Karen Johnson Davidson County
Batch# 1284045 DEEDWARRSP
06/13/2025 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0045868

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
CrossCountry Mortgage, 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, CrossCountry Mortgage, 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:

Land in Davidson County, Tennessee, being Unit No. 134 on the Plan of Dry Creek Commons, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200529-0055770, re-recorded in Instrument No. 20200612-0060166. in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

More commonly known as: 113 Dry Creek Commons Drive, Goodlettsville, TN 37072

Being the same property conveyed to Grantor by deed recorded May 27, 2025, Document No. 202505270041426, at Page 0, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 033040D13400CO

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And CrossCountry Mortgage, 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 CrossCountry Mortgage, LLC is hereunto affixed by its Assistant Secretary and its Assistant Secretary, this 6th day of June, 2025

Nationstar Mortgage LLC, as Attorney in Fact for CrossCountry Mortgage, LLC

By: _____
Yvonne Acosta

Title: Assistant Secretary

ATTEST:

By: Grace Cruz-Allegro Grace Cruz-Allegro
Title: ~~Assistant Secretary~~

ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Miami-Dade

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Yvonne Acosta and Grace Cruz-Allegro, 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 Nationstar Mortgage LLC, as Attorney in Fact for CrossCountry Mortgage, 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 Miami this 6th day of June, 2025.

_____
Notary Public

Jacqueline A. Blenman My Commission Expires: July 25th, 2026

JACQUELINE A. BLENMAN
MY COMMISSION # HH 289063
EXPIRES: July 25, 2026

W&A No. 361733
Nationstar Mortgage LLC
Special Warranty Deed

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 $251,310.00, 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.

Affiant

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 11 day of June, 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

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. 033040D13400CO

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 June 11, 2025.

Signature

6-11-2025

Date

State of ARKANSAS

County of PULASKI

Personally, appeared before me, Nekesha 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 11th day of June, 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