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

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company

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

Karen Johnson Davidson County
Batch# 1285434 DEEDWARRSP
06/17/2025 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250617-0047739

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, 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 Lot No. 12 of Block 9 on the Map of Dabbs & Elliott Subdivision, No. 1 at Old Hickory, Tennessee of record in Plat Book 547, Page 97, 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: 207 28th Street, Old Hickory, TN 37138

Being the same property conveyed to Grantor by deed recorded June 6, 2025, Document No. 202506060044647, at Page 0, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 05308010300

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company 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 Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company is hereunto affixed by its Assistant Secretary and its Assistant Secretary, this 13th day of June, 2025.

Nationstar Mortgage LLC as attorney in fact for

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company

By: _____

Title: Avonne Acosta
Assistant Secretary

ATTEST:

By: 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 Avonne 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 Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, 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 13th 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. 361855
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 $239,543.00, 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.

Jillian Wilson

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, AR this 17 day of June, 2025.

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963

Nicole West
Notary Public

My Commission Expires: 3-23-31

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. 05308010300

Tennessee Certification of Electronic Document

I, Matt Robins, 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 6/13/25 (date of document).

Matt Robins
Affiant Signature

6/17/25
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 17 day of June, 2025.

Nicole West
Notary's Signature

MY COMMISSION EXPIRES: 3-23-31

NOTARY'S SEAL

NICOLE WEST
Notary Public-Arkansas
Saline County
My Commission Expires 03-23-2031
Commission # 12713963