RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $217,000.00. Affiant Sworn to and subscribed before me this 26 day of June, 2025. Notary Public My Commission Expires: 5-9-26 (SEAL)
Karen Johnson Davidson County Batch# 1290743 DEEDWARRSP 06/27/2025 09:46:30 AM 4 pgs Fees: $23.00 Taxes: $802.90 20250627-0050741	
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for the accuracy of the information contained herein or provided by the parties hereto. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held, transferred, or disbursed any consideration in relation to the same.

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kimberly Brizendine 3071 Casa Dr. Nashville, TN 37214	Kimberly Brizendine 3071 Casa Dr. Nashville, TN 37214	108 03 0 149.00

This Indenture, made on the 26 day of June, 2025 by and between the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as "***Grantor***", and Kimberly Brizendine, a single woman, hereinafter referred to as ***"Grantee"***.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the ***"Property"***):

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.

Description taken from previous Deed.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY GENERAL WARRANTY DEED RECORDED ON 04/23/2025 AS INSTRUMENT NO. 202504023-0031311, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3071 Casa Dr, Nashville, TN 37214.

This conveyance is being made subject to (i) any and all applicable zoning and setback requirements; (ii) any unpaid taxes and assessments; and (iii) all matters which are of public record or which may be applicable to the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself to warrant and defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused the same to be executed as of the date first written above.

GRANTOR:

THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, by the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Michelle Murphy

Printed Name: Michelle Murphy

Title: AVP

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Michelle Murphy, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 24 day of June, 2025.

PENNIE CLAYTON
Notary Public, State of Texas
Comm. Expires 02-18-2029
Notary ID 126431665

Notary Public
My term expires: _____

This deed was prepared by Valerie Webb, Tennessee Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state, and federal law.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 24, 2025**.

Affiant Signature

06/27/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 27, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

