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# 1292617 DEEDWARRSP
07/02/2025 09:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250702-0052161

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
SWBC Mortgage Corporation

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, SWBC Mortgage Corporation, a corporation organized under and by virtue of the laws of the State of Missouri ("Grantor"), by its Vice President Document Execution and its Vice President Document Execution, 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 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. 28 on the Plan of the Resubdivision of Lots 11 through 30 Brittany Park, Phase 1-A, of record in Book 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

More commonly known as: 208 Brittany Park Circle, Antioch, TN 37013

Being the same property conveyed to Grantor by deed recorded May 27, 2025, Document No. 20250527-0041088, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 162120A02800CO

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And SWBC Mortgage Corporation 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 SWBC Mortgage Corporation is hereunto affixed by its Vice President Document Execution and its Vice President Document Execution, this 27 day of June, 2025.

SWBC Mortgage Corporation

Lauren Benning 6/27/2025

By: Lauren Benning

Title: Vice President Document Execution

ATTEST:

Orleatha Sheera Riley

By: Orleatha Sheera Riley

Title: VP Document Execution

ACKNOWLEDGMENT

STATE OF Missouri

COUNTY OF St. Charles

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Lauren Benning and Orleatha Sheera Riley, 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 SWBC 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 in O'Fallon, MO this 27 day of June, 2025.

Paris L Anderson

Notary Public

PARIS L ANDERSON
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Apr 19, 2027
Commission #23574500

My Commission Expires: 4/19/2027

W&A No. 362153
Cenlar FSB
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 $241,224.00, 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.

Lauren Benning 6/27/2025

Lauren Benning / Vice President Document Execution

ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF St. Charles

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Lauren Benning, 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 O'Fallon, MO this 27 day of June, 2025.

Paris L Anderson
Notary Public

My Commission Expires: 4/19/2027

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. 162120A02800CO

PARIS L ANDERSON
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Apr 19, 2027
Commission #23574500

Tennessee Certification of Electronic Document

I, Julie Dean, 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 6-26-2025 (date of document).

Affiant Signature

6-26-2025
Date

State of Arkansas

County of Pulaski

Sworn to and subscribed before me this 26 day of June, 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