Karen Johnson Davidson County
Batch# 1298515 DEEDWARRSP
07/17/2025 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056577

Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	5808 Tru Long Court Antioch, TN 37013	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	SECRETARY OF VETERANS AFFAIRS, c/o Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 Tax Parcel ID #:150 16 0B 020

Grantor(s):	Grantee(s):
American Neighborhood Mortgage Acceptance Company, LLC (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)	**Secretary of Veterans Affairs, an Officer of the United States**, their successors and assigns

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat of Tru-Long Acres of record in Plat at Instrument No. 20040702-0079028, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony McGregor and wife Satiarra Lloyd McGregor, herein by warranty deed dated 30th day of November, 2022, of record at 202212010125825 in said Register's Office Tennessee.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds as Instrument 20250624-0049751.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 11th day of July, 2025.

American Neighborhood Mortgage Acceptance Company, LLC

Paula Borshell (Printed Name)

Assistant secretary (Title)

STATE OF ILLINOIS }
}
COUNTY OF LAKE }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Paula Borshell (officer), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Assistant secretary (title) (or other officer authorized to execute the instrument) of American Neighborhood Mortgage Acceptance Company, LLC, the within named bargainor, a corporation, and that such Assistant secretary (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Assistant secretary (title).

Witness my hand and seal of office this the 11th day of July, 2025.

Christine Lee

Notary-Public

My Commission Expires: SEP 28 2026

OFFICIAL SEAL
CHRISTINE LEE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/28/2026

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

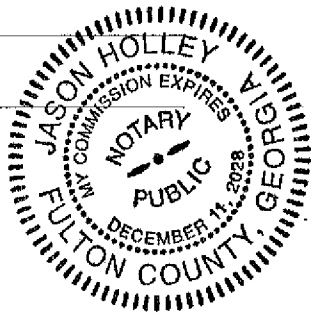
The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $315,187.50. **(Tax Exempt – Vesting Title into Government Entity – Secretary of Veterans Affairs, an Officer of the United States of America)**

Affiant

STATE OF GA }
}
COUNTY OF DeKalb }

Sworn to and Subscribed before me this 17 day of July, 2025.

Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 July 11, 2025.

Affiant Signature

Date: 7/17/2025

State of GA

County of DeKalb

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

Notary's Signature

MY COMMISSION EXPIRES: JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028