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# 1317979 DEEDWARRSP
09/04/2025 08:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070505

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Lakeview Loan Servicing, 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, Lakeview Loan Servicing, LLC, a corporation organized under and by virtue of the laws of the State of Delaware ("Grantor), by its Assistant Secretary and its Assistant Secretary, 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:

THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESEE BEING LOT NO. 28 ON THE PLAN OF SUTHERLAND HEIGHTS, SECTION I, AS OF RECORD IN PLAN BOOK 2663, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

More commonly known as: 2501 Western Hills Drive, Nashville, TN 37214

Being the same property conveyed to Grantor by deed recorded August 14, 2025, Document No. 202508140064907, at Page 0, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 07303006700

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Lakeview Loan Servicing, 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 Lakeview Loan Servicing, LLC by LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney is hereunto affixed by its Assistant Secretary and its Assistant Secretary, this 29 day of August, 2025

Lakeview Loan Servicing, LLC by LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney

By: Yvette Tuggle
Yvette Tuggle
Title: Assistant Secretary

ATTEST:

By: Darcie Lyle
Darcie Lyle
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF VA

COUNTY / CITY OF VA BCH

Before me, the undersigned notary public of the state and ~~county~~ city aforesaid, personally appeared Yvette Tuggle and Darcie Lyle, 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 LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney for Lakeview Loan Servicing, LLC, 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 VA BCH, VA this 29 day of AUG, 25.

Linda Ann Brown
Notary Public

My Commission Expires: 8-29-27

LINDA ANN BROWN
Notary Public
Commonwealth of Virginia
Registration No. 7824757
My Commission Expires March 31, 2027

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 $395,035.00, 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.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, 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 3 day of Sept, 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. 07303006700

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 September 3, 2025.

Signature

9-3-2025

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 3rd day of September 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