Karen Johnson Davidson County
Batch# 1346379 DEEDWARRSP
11/14/2025 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251114-0090975

PREPARED BY AND RETURN TO:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520
PLG File No. 24-013509

---

## SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 12 day of November, 2025 , between SERVIS ONE, INC. DBA BSI FINANCIALSERVICES, 314 S Franklin St. Titusville, Pennsylvania 16354, hereinafter called the Grantor and, **Secretary of Veterans Affairs, an Officer of the United States**, successors or assigns, hereinafter called the Grantee, whose address is 3401 West End Ave., Suite 760W, Nashville, TN 37203, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all of the following:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to -wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Final Plat for Parmley Cove, Phase 1, A RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20130417-0038081, 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 as conveyed to Ribbon Home SPV II, LLC, a Delaware Limited Liability Company by Warranty Deed from Scott C. Burns, a married man dated 09/30/2021 recorded 10/06/2021 in Book NA, Page NA, as Document Number 20211006-0134572, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Michael J. Girard, a single man by Warranty Deed from Ribbon Home SPV II, LLC, Delaware Limited Liability Company dated February 16, 2022, and recorded on March 2, 2022, in Book NA, Page NA, as Document Number 20220302-0023590 Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 312 Parmley Ln, Nashville, TN 37207 -0049

APN: 049 10 0A 099.00

Being the same property conveyed to SERYIS ONE, INC. DBA BSI FINANCIALSERVICES by Substitute Trustee's Deed from Michael James Girard dated October 28, 2025, and filed of record in Instrument Number 20251110-0089173, Register's Office for Davidson County, Tennessee.

***To Have and to Hold,*** the aforesaid parcel of land together with all appurtenances, estate, title, and interest thereunto belonging to the said Grantee, and its successors and assigns, forever.

***And*** the Grantor hereby covenants with said Grantee that the Granter is lawfully seized of the aforedescribed real property; that it has good, right and lawful authority to sell and convey said property; that it hereby fully warrants the title to the same, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not further or otherwise.

***In Witness Whereof,*** the Granter has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SERVIS ONE, INC. DBA BSI FINANCIALSERVICES

Print Name: Alicia Dux
Title: AVP

STATE of TEXAS
COUNTY of DALLAS

Before me, a Notary Public in and for said state and county, personally appeared Alicia Dux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the AVP of SERVIS ONE, INC. DBA BSI FINANCIALSERVICES, the within bargainor, and that he/she as such Alicia Dux executed the foregoing Instrument for the purpose therein contained, by signing the name of SERVIS ONE, INC. DBA BSI FINANCIALSERVICES as its AVP.

WITNESS my hand, at office, this 12 day of November, 20 25.

Notary Signature: Wesley Parnell
My Commission Expires: 09/13/2027

WESLEY PARNELL
Notary ID #134554230
My Commission Expires
September 13, 2027

**STATE OF** TEXAS

**COUNTY OF** DALLAS

I or we do herby swear or affirm that, to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is: **$392,514.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Alicia Dux, AVP

Subscribed before me this 12 day of November, 2025

NOTARY PUBLIC Wesley Parnell

My Commission Expires: 09/13/2027

WESLEY PARNELL
Notary ID #134554230
My Commission Expires
September 13, 2027

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 312 Parmley Lane, Nashville, TN 37207

Responsible Taxpayer and Property Owner:

Secretary of Veterans Affairs, an Officer of the United States
3401 West End Ave., Suite 760W
Nashville, TN 37203

**Map/Parcel Number: 049 10 0A 099.00**

**Tennessee Certification of Electronic Document**

I, Lori Powell, 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 11/12/2025 (date of document).

L. Powell
Affiant Signature

11/14/2025
Date

State of Florida

County of Leon

Sworn to and subscribed before me this 14th day of November, 2025.

Autumn Thompson
Notary's Signature

MY COMMISSION EXPIRES: Dec, 20 2025

NOTARY'S SEAL

AUTUMN THOMPSON
Commission # HH 672063
Expires December 20, 2027