Karen Johnson Davidson County
Batch# 1369728 DEEDWARRSP
01/14/2026 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260114-0003515

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,925.04.

Affiant Marsha Jones

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/8/26
(AFFIX SEAL)

OFFICIAL SEAL
GAYLA G SIKO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/8/26

[Space Above This Line For Recording Data]

Loan No.: 1481333860
Investor No.: 202060866760
Map & Parcel Numbers: 097 02 0A 099.00

SPECIAL WARRANTY DEED

GRANTEE'S ADDRESS AS FOLLOWS:
Secretary of Veterans Affairs, an Officer of the United States of America
3401 West End Avenue, Suite 760W
Nashville, TN 37203

SEND TAX BILLS TO:
Secretary of Veterans Affairs, an Officer of the United States of America
3401 West End Avenue, Suite 760W
Nashville, TN 37203

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AmeriSave Mortgage Corporation ("Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 ("Grantee"), forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property, known as 1091 Riverwood Villa, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Loan No.: 1481333860
Investor No.: 202060866760

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever. GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and current year real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee binds itself, its successors and assigns, that Grantor is seized and possessed of this land, and has a right to convey it, and Grantor warrants the title against all persons claiming under Grantor.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

Dated: 11/20/25

AmeriSave Mortgage Corporation
-Grantor

By: _____

Printed Name: Marsha Jones

Its: Vice President

GRANTOR ACKNOWLEDGEMENT

State of IL §
§
County of Lake §

On this 20 day of November, 2025, before me appeared Marsha Jones, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Vice President of AmeriSave Mortgage Corporation

(describing said entity or association), and that the seal affixed to the instrument is the seal of said entity (or association), and that the instrument was signed and sealed in behalf of said entity (or association) by authority of its Board of Directors (or Trustees) and acknowledged the instrument to be the free act and deed of said entity (or association).

(Seal)

OFFICIAL SEAL
GAYLA G SIKO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/8/26

_____
Notary Signature

Gayla G. Siko
Printed Name

Notary Public
Title of Officer

My Commission Expires: 2/8/26

EXHIBIT "A"

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99, ON THE PLAN OF VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, OF RECORD IN INSTRUMENT NO. 20080723-0075571, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20081105-0110185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

TAX ID NO:
097 02 0A 099.00

BEING THE SAME PROPERTY CONVEYED BY DEED

GRANTOR:	APRIL M. POPE AND ZACHARY A. POPE, WIFE AND HUSBAND
GRANTEE:	AMERISAVE MORTGAGE CORPORATION
DATED:	11/04/2025
RECORDED:	BEING RECORDED SIMULTANEOUSLY HEREWITH
DOC#:	
BOOK-PAGE:	

ADDRESS: 1091 RIVERWOOD VILLA, HERMITAGE, TN 37076-3560

Tennessee Certification of Electronic Document

I, Heather Newell, 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 11/20/2025 (date of document).

Heather Newell
Affiant Signature

1-14-26
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 14 day of Jan, 2026

Janice Kowcheck
Notary's Signature

MY COMMISSION EXPIRES: 10-10-2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries