PREPARED BY AND RETURN TO:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520
PLG File No. 25-007798

Karen Johnson Davidson County
Batch# 1370901 DEEDWARRSP
01/16/2026 12:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260116-0004106

SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 12th day of January, 2026, ~~2025~~, between Planet Home Lending, LLC, 321 Research Parkway, Suite 303 Meriden, Connecticut 06450, 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:

Land referred to in this commitment is described as all that certain property situated in the County of Davidson and State of TN and being described in a Deed dated 10/23/2024 and recorded 03/05/2025 in Instrument Number:20250305-0016428 among the land records of the county and state set forth above, and referenced as follows:

A parcel of real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

A parcel of land in Davidson County, Tennessee, being Unit No. 18 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro, a Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, Register`s Office for Davidson County, Tennessee.

Parcel ID(s): 136 13 0B 018.00

SBeing also known as 163 Bell Road, Unit 18, Nashville, TN 37217,

APN : 136 13 0B 018.00

Being the same property conveyed to Planet Home Lending, LLC by Substitute Trustee's Deed from Estate/Heirs of Iris A Dedeaux and Iris A, Dedeaux dated December 11, 2025 and filed of record in Instrument Number 202512180100715, 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.

Planet Home Lending, LLC

By: _____
Print Name: Thomas O'Connell
Title: Sr. Vice President

STATE of Connecticut
COUNTY of New Haven

Before me, a Notary Public in and for said state and county, personally appeared Thomas O'Connell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Sr. Vice President of Planet Home Lending, LLC, the within bargainor, and that he/she as such Sr. Vice President executed the foregoing Instrument for the purpose therein contained, by signing the name of Planet Home Lending, LLC as its Sr. Vice President.

WITNESS my hand, at office, this 12th day of January, 20 26.

Notary Signature: _____

My Commission Expires: September 30, 2029

Robert James Duplease
Notary Public-Connecticut
My Commission Expires
September 30, 2029

STATE OF Conneticut

COUNTY OF New Haven

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: **$210,041.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed before me this 12th day of January, 2026

NOTARY PUBLIC

My Commission Expires: September 30, 2029

Robert James Duplease
Notary Public-Connecticut
My Commission Expires
September 30, 2029

TCA 67-4-2008 (A)(3)
NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 163 Bell Road, Unit 18, Nashville, TN 37217

Responsible Taxpayer and Property Owner:

Secretary of Veterans Affairs
3401 West End Ave., Suite 760W
Nashville, TN 37203

Map/Parcel Number: 136 13 0B 018.00

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 1/12/2026 (date of document).

L. Powell
Affiant Signature

1/16/2026
Date

State of Florida

County of Leon

Sworn to and subscribed before me this 16th day of January, 2026.

Autumn Thompson
Notary's Signature

MY COMMISSION EXPIRES: Dec 20, 2027

NOTARY'S SEAL

AUTUMN THOMPSON
Commission # HH 672063
Expires December 20, 2027