Karen Johnson Davidson County
Batch# 1373094 DEEDWARRSP
01/23/2026 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005987

This instrument prepared by and return to:
Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886
File No. 25-07570

ADDRESSES NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP PARCEL #: 043 13 0 338.00
Secretary of Veterans Affairs			Secretary of Veterans Affairs			
3401 West End Avenue, Suite 760W			3401 West End Avenue, Suite 760W			
Nashville	TN	37203	Nashville	TN	37203	

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

THAT **PENNYMAC LOAN SERVICES, LLC**, a corporation, duly organized and existing under the laws of the United States of America, having its principal place of business at 3043 Townsgate Road, #200, Westlake Village, CA 91361, hereinafter called Grantor for and in consideration of the sum of ten dollars ($10) and other valuable consideration to Grantor in hand paid by the **Secretary of Veterans Affairs, An Officer of the United States of America,** 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter called Grantee, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said Grantee and his/her successors in such office, as such, all that certain parcel of land in the County of Davidson, Tennessee, described as follows, to wit:

Being Lot #12 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register`s Office for Davidson County, Tennessee.
Said Lot #12 fronts 50 feet on the northerly side of Oak Street, now Hickory Street, and runs back 129.7 feet on the easterly line and 130.4 feet on the westerly line to a dead line, measuring 50 feet thereon.
Tax Map/Parcel ID: 043-13-0-338.00
The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.
Being the same property conveyed to Richard Russell and Debra Gindorf from Johnny C. Williams, unmarried by Warranty Deed dated 11/28/22 and recorded in Instrument #202211300125517, in the Register`s Office of Davidson County, Tennessee.

This is improved property known as: 305 Hickory St, Madison, TN 37115

Successor Trustee's Deed recorded on 1/13/2026 as Instrument No.: 20260113-0003053

Grantor also assigns and transfers to Grantee herein all of Grantor's claims and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the above described property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee and his/her successors in such office and their assigns forever. Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee and their successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF Grantor, on 21st day of January, 2026, has caused these presents to be signed by its undersigned officers, thereunto duly authorized by its board of directors.

PennyMac Loan Services, LLC

By: Kaili Abram

Kaili Abram

Its: Authorized Representative

CORPORATION ACKNOWLEDGMENT

THE STATE OF Texas

COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kaili Abram, known to me to be the same person and officer whose name is subscribed to this instrument and acknowledged to me that the same was the act of the said PennyMac Loan Services, LLC, and that this instrument was executed as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 21 day of January, 2026.

Witness my hand and official seal

Erika D Garcia

(SEAL)

ERIKA D GARCIA
Notary ID #128668556
My Commission Expires
July 3, 2029

Tennessee Certification of Electronic Document

I, Sammy Hooda, Esq., hereby state that I am a licensed Tennessee 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 January 21, 2026 (document date).

Sammy Hooda
January 22, 2026

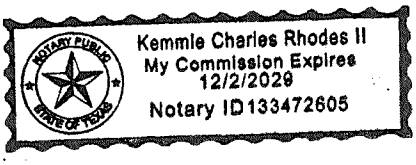
State of Texas

County of DALLAS

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary's Signature

NOTARY'S SEAL



25-07570