PREPARED BY AND RETURN TO:
RUBIN LUBLIN, LLC
3145 AVALON RIDGE PLACE
SUITE 100
PEACHTREE CORNERS, GA 30071
(770) 246-3300

Karen Johnson Davidson County
Batch# 1375355 DEEDWARRSP
02/03/2026 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260203-0007361

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES Department of Veterans Affairs Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203	321 SPICEWOOD LANE NASHVILLE, TN 37211	SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES Department of Veterans Affairs Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203

MAP PARCEL NUMBER: 181010A184.00

THIS INDENTURE, dated January 15, 2026 between **ACRISURE MORTGAGE, LLC, formerly known as FBC MORTGAGE, LLC** Grantor, whose address is 425 Phillips Blvd., Ewing, NJ 08618 and the **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES** whose address is Department of Veterans Affairs Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at hand and seal of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105, SECTION 5, SUGAR VALLEY, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001204-0118880, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO SUSAN H. MURRELL, UNMARRIED FROM JASON J. CLARK, UNMARRIED BY WARRANTY DEED ON SEPTEMBER 30, 2014, OF RECORD IN INSTRUMENT NUMBER 20141015-0095123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FBC MORTGAGE, LLC, HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20251203-0096113, IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TN.

This entity is tax exempt.

TO HAVE AND TO HOLD the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors, and assigns in fee simple; and the Grantor specifically warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 15 DAY OF January, 2026

ACRISURE MORTGAGE, LLC, formerly known as FBC MORTGAGE, LLC

By: Troy Johnson 01/15/2026

Printed Name: Troy Johnson

Title: Vice President Document Execution

STATE OF New Jersey

COUNTY OF Mercer

Before me, Michele Melillo-Cowan [Notary Public], of the State and County aforesaid, personally appeared Troy Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself/himself to be the Vice President Document Execution [title] of Acrisure Mortgage, LLC, formerly known as FBC Mortgage, LLC, the within named bargainor, and that he/she as such Vice President Document Execution [title], executed the foregoing instrument for the purpose therein contained, by signing the name of Acrisure Mortgage, LLC, formerly known as FBC Mortgage, LLC, by himself/herself as such officer.

WITNESS my hand and seal this 15 day of January, 2026

Michele Melillo-Cowan

Notary Public

Michele Melillo-Cowan 1/15/26

My Commission Expires: 07/10/2030

(Notary Seal)

MICHELE MELILLO-COWAN
Notary Public, State of New Jersey
My Commission Expires 7/10/2030

AFFIDAVIT OF VALUE

STATE OF New Jersey

COUNTY OF Mercer

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$395001.03, (*TAX EXEMPT - GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

01/15/2026

Affiant Printed Name: Troy Johnson

Title: Vice President Document Execution

Subscribed and sworn to before me on this the 15 day of January, 2026.

Notary Public Michele Melillo-Cowan 1/15/26

My Commission Expires: 07/10/2030

(Notary Seal)

MICHELE MELILLO-COWAN
Notary Public, State of New Jersey
My Commission Expires 7/10/2030

TENNESSEE NOTARIAL CERTIFICATE
(Original Version of The Electronic Document)

I, Ashley Pengelly, 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 is a true and correct copy of the original document executed on 01/15/26 and authenticated according to law.

ashley pengelly

Signature

1/28/2026

Date

State of Georgia

County of Gwinnett

Personally appeared before me Cindy M. Durden, a notary public for this county and state, Ashley Pengelly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cindy M. Durden

Notary's Signature

1/28/2026

Date

Seal (if on paper)

My Commission Expires: 10/26/2029

CINDY M DURDEN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 26, 2029