Karen Johnson Davidson County
Batch# 1384053 DEEDWARRSP
02/23/2026 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260223-0014117

File No: 250300048

After Recording, Send To:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Secretary of Housing and Urban Development, their successors and assigns, C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106

Exempt: Section 66-5-209(8)

Tax Parcel Number: 075120B08400CO

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of June 6, 2025, by and between **Flagstar Bank, N.A. f/k/a Flagstar Bank, FSB**, ("Grantor"), of **5151 Corporate Dr, Troy, MI 48098**, for and in the consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Secretary of Housing and Urban Development, their successors and assigns**, ("Grantee"), whose tax mailing address is **C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106**.

Property Address: 620 CASEY PL, HERMITAGE, TN 37076

WITNESSETH: That Grantor, for and in consideration $10.00 (Ten Dollars and Zero Cents) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF PHASE TWO, SECTION FOUR, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20000811-0079778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED FROM MCPHAIL SANCHEZ, LLC TO FLAGSTAR BANK, N.A. F/K/A FLAGSTAR BANK, FSB BY SUBSTITUTE TRUSTEE'S DEED RECORDED 01/16/2025 IN INSTRUMENT NO. 20250116-0003704 OF DAVIDSON COUNTY, TENNESSEE RECORDS.

Property commonly known as: 620 CASEY PL, HERMITAGE, TN 37076

Parcel ID: 075120B08400CO

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on 6/6/2025:

Flagstar Bank, N.A. f/k/a Flagstar Bank, FSB, By Nationstar Mortgage LLC as Attorney in Fact

By: _____

Name: Hugh Zhao

Its: Document Execution Associate

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Hugh Zhao as Doc Ex Associate on behalf of **Nationstar Mortgage LLC as Attorney in Fact for Flagstar Bank, N.A. f/k/a Flagstar Bank, FSB**, personally known to me or has produced n/a as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of June, 2025.

_____
Notary Public

TALYA HARRIS
Notary Public, State of Texas
Comm. Expires 08-21-2027
Notary ID 130341664

Property Address: 620 CASEY PL, HERMITAGE, TN 37076

STATE OF Pennsylvania
COUNTY OF Allegheny

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $357,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. *GOVERNMENT ENTITY

Affiant

Subscribed and sworn to before me on this the 8 day of December, 2025.

Alyssa Marie Bresnay
Notary Public

My Commission Expires: May 24, 2028

SEAL

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

Property Address: 620 CASEY PL, HERMITAGE, TN 37076

Tennessee Certification of Electronic Document

I, Peter Fleishman, 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 06-06-2025 (date of document).

Affiant Signature

12-8-2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8 day of December, 2025.

Alyssa Marie Bresnay
Notary's Signature

MY COMMISSION EXPIRES: May 24, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

202602230014117