This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3911102

Karen Johnson Davidson County
Batch# 1387794 DEEDWARR
03/03/2026 02:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260303-0016911

# WARRANTY DEED

**This Deed is exempt from transfer tax pursuant to Tennessee Code 66-5-209(8)**

**Address of New Owner:**
3401 WEST END AVENUE,
SUITE 760W
NASHVILLE, TN 37203

**Send Tax Bills To:**
DEPARTMENT OF
VETERANS AFFAIRS,
LOAN GUARANTY
SERVICE

**Tax Map Parcel No:**
043 13 0A 056.00

**Property Address:**
323 FORREST PARK RD 5-8
MADISON, TN 37115

**FOR AND IN CONSIDERATION OF** Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Freedom Mortgage Corporation, having an address of 11988 Exit 5 Pkwy, BLDG 4 Fishers, IN 46037, hereinafter called the GRANTOR, has this day does hereby bargain, sell, transfer and convey unto Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns hereinafter called the GRANTEE, the following described property, having an address of 3401 WEST END AVENUE, SUITE 760W, NASHVILLE, TN 37203 and being situated and located in Davidson County, Tennessee, to wit:

**See Exhibit A attached hereto and made a part hereof.**

The above-described property is improved property.

Prior Reference: Instrument # 20260223-0014306, Recorded 2/23/2026.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 26 day of Feb, 20 26

Freedom Mortgage Corporation

By: Charles Lemons
Name: Charles Lemons
Title: FCL Specialist II

STATE OF Indiana

COUNTY OF Hamilton

Before me, ANDREW E HUFFER, a Notary Public, of the State and County mentioned, personally appeared CHARLES LEMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be FCL SPECIALIST II (insert title) of Freedom Mortgage Corporation, the within named Grantor and that such FCL SPECIALIST II (insert title) executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 26 day of FEBRUARY, 2026

Notary Public

My Commission Expires: 12/9/2033 [Notary Seal]

*(Continued on next page)*

ANDREW E HUFFER
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0767518
My Commission Expires December 9, 2033

**AFFIDAVIT OF VALUE**

STATE OF PA

COUNTY OF Allegheny

I 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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/ Grantee:

Subscribed and sworn to before me this 2nd day of March, ~~20~~ 2026

Notary Public

My Commission Expires: 7/10/27

[Notary Seal]

Commonwealth Of Pennsylvania - Notary Seal
Trevor C Barker, Notary Public
Allegheny County
My Commission Expires July 10, 2027
Commission Number 1434085

**EXHIBIT A**

APARTMENT UNIT NUMBER 5-8, OF ROBIN HOOD CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY GRANTOR, OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, REFERENCE BEING MADE TO THE SAID MASTER DEED, EXHIBIT "A" FOR THE SOURCE OF TITLE OF THE SAID GRANTOR, AND TO EXHIBIT "A-1" THERETO FOR A SPECIFIC IDENTIFICATION AND DESCRIPTION OF THE APARTMENT HEREIN CONVEYED, AND AS SHOWN ON THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

**Commonly known as: 323 FORREST PARK RD 5-8, MADISON, TN 37115**

**Tennessee Certification of Electronic Document**

I, Sarah Beswick, 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 2/26/2026 (date of document).

Affiant Signature

3/2/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/10/27

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Trevor C Barker, Notary Public
Allegheny County
My Commission Expires July 10, 2027
Commission Number 1434085