Karen Johnson Davidson County
Batch# 1391403 DEEDWARR
03/11/2026 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260311-0019273

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. 3883571

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
3401 West End Ave.
Suite 760W
Nashville TN 37203

Tax Map Parcel No:
149010B07400

Property Address:
4740 BILLINGSGATE RD
ANTIOCH, TN 37013

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 # 20260304-0017233, Recorded 03/04/2026.

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 9th day of March, 2026

Freedom Mortgage Corporation

Kyeshia Renee Wickware

By: Freedom Mortgage Corporation
Name: Kyeshia Renee Wickware
Title: FCL Specialist II

STATE OF Indiana

COUNTY OF Hamilton

Before me, Heather Marie Diaz, a Notary Public, of the State and County mentioned, personally appeared Kyeshia Renee Wickware, 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 9th day of March, 2026

Heather Marie Diaz
Notary Public

My Commission Expires: 8.15.33 [Notary Seal]

(Continued on next page)

HEATHER MARIE DIAZ
My Commission Expires
August 15, 2033
Commission Number NP0704090
Marion County

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 265 ON THE PLAN OF PHASE III PICCADILLY SQUARE, AS OF RECORD IN PLAT BOOK 6250, PAGES 892 THRU 894, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 4740 BILLINGSGATE RD, ANTIOCH, TN 37013

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 10th day of MARCH, 2026

Notary Public

My Commission Expires: 2/17/27 [Notary Seal]

Commonwealth of Pennsylvania - Notary Seal
Lindsay Changle, Notary Public
Allegheny County
My commission expires February 17, 2027
Commission number 1288422
Member, Pennsylvania Association of Notaries

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 3/9/2026 (date of document).

Affiant Signature

3/10/26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of MARCH, 2026.

Lindsay Changle
Notary's Signature

MY COMMISSION EXPIRES: 2/17/27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsay Changle, Notary Public
Allegheny County
My commission expires February 17, 2027
Commission number 1288422
Member, Pennsylvania Association of Notaries