This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 1399983 DEEDWARRSP
04/01/2026 08:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260401-0025677

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
VILLAGE CAPITAL & INVESTMENT LLC

GRANTEE
The Secretary of Veterans Affairs,
an Officer of the United States of America,
successors and assigns

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, VILLAGE CAPITAL & INVESTMENT LLC, a corporation organized under and by virtue of the laws of the State of Nevada ("Grantor"), by its Assistant Secretary and its Director hereunto duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by the Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and assigns at 3401 West End Avenue, Suite 760W, Nashville, TN 37203 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, TN, to wit:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Being Lot 282 on the Plan of Villages of Brentwood, Second Revision Phase Six as of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

More commonly known as: 5412 Hunters Ridge, Nashville, TN 37211

Being the same property conveyed to Grantor by deed recorded March 16, 2026, Document No. 202603160020355, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 161 10 0B 091.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And VILLAGE CAPITAL & INVESTMENT LLC hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of VILLAGE CAPITAL & INVESTMENT LLC is hereunto affixed by its Assistant Secretary and its Director Loan Servicing on this 25 day of March, 2026.

VILLAGE CAPITAL & INVESTMENT LLC

By: _____

Title: John Timpson | Assistant Secretary

ATTEST:

By: _____

Title: Director Loan Servicing

ACKNOWLEDGMENT

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned notary public of the state and county aforesaid, personally appeared John Timpson and Roby Rader-Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of VILLAGE CAPITAL & INVESTMENT LLC, the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Nevada this 25th day of March, 2026.

_____
Notary Public

My Commission Expires: 3/17/2030

PATRICIA WOODS
Notary Public-State of Nevada
APPT. NO. 22-6428-01
My Appt. Expires 03-17-2030

FLG No. 364521
Village Capital & Investment
Special Warranty Deed

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,795.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

Julie Dean

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Julie Dean, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 31 day of March, 2026.

Notary Public

My Commission Expires: 1.24.2033

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128

Property Owner(s) or Agency Responsible for Payment of Taxes:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203Tucker, GA 30084
Tax Parcel No. 161 10 0B 091.00

True Copy Certification

I, Diana Davis do hereby make oath that I am the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 31, 2026.

Diana Davis

Signature

3/31/26

Date

State of ARKANSAS

County of PULASKI

Personally, appeared before me, Nekesha Wilson, a notary public for this county and state, Diana Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me 31th day of March, 2026.

Notary's Signature

My Commission Expires: 1.24.2033
Notary' Seal (if on paper)

NEKESHA LOUISE WILSON
Notary Public-Arkansas
Lonoke County
My Commission Expires 01-24-2033
Commission # 12722128