After recording return to:
SERVICELINK
1355 Cherrington Parkway
Coraopolis, PA 15108
File No. **260099432**

This document prepared by:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 1407744 DEEDWARR
04/17/2026 03:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260417-0031749

Parcel ID No.: 052050A23300

GENERAL WARRANTY DEED

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

THIS DEED made and entered into on this 14 day of APRIL, 2026, by and between **NEWREZ LLC**, a mailing address of 75 Beattie Place, Suite 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States**, a mailing address of Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1212 IDLEWILD PLACE, MADISON, TN 37115

Being the same property conveyed to **NEWREZ LLC** by **Substitute Trustee's Deed** recorded on **02/26/2026** at **Instrument No. 20260226-0015344**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's successors and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's successors, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on this 14 day of APRIL, 2026.

NEWREZ LLC

By: _____

Print Name: MEGAN LANGENWALTER

Title: DOCUMENT VERIFICATION SPECIALIST

STATE OF SC
COUNTY OF GREENVILLE

I, MARIAH ROYCE, a Notary Public, in and for said County in said State, hereby certify that MEGAN LANGENWALTER, whose name as DOCUMENT VERIFICATION SPECIALIST of **NEWREZ LLC**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such DOCUMENT VERIFICATION SPECIALIST and with full authority, executed the same voluntarily for and as the act of said **NEWREZ LLC.**

Given under my hand and seal this the 14 day of APRIL, 2026.

_____

Notary Public MARIAH ROYCE

My commission expires: 12/16/2030

MARIAH ROYCE
My Commission Expires
NOTARY PUBLIC
December 16, 2030
STATE OF SOUTH CAROLINA

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

STATE OF Pennsylvania
COUNTY OF Allegheny

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $73,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Stephanie Poland
Affiant

Print Name: Stephanie Poland

Subscribed and sworn to before me this 17 day of April, 2024.

Notary Public
My Commission Expires: March 13, 2030

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2030
Commission number 1328277
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:
The Secretary of Veterans Affairs, an Officer of the United States
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Name and address of property owner:
The Secretary of Veterans Affairs, an Officer of the United States
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Revised: Idlewild Court of record in Plat Book 6250, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID Number: 052050A23300

Tennessee Certification of Electronic Document

I, STEPHANIE POLAND, 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 04/14/2026 (date of document).

Stephanie Poland
Affiant Signature

04/17/2026
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 17 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: March 13, 2030

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Heather L. Burroughs, Notary Public
Allegheny County
My commission expires March 13, 2030
Commission number 1328277
Member, Pennsylvania Association of Notaries