RECORDING INFORMATION	STATE OF TN) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $218,000.00. Leena Malik Affiant Sworn to and subscribed before me this 24 day of April, 2026. Notary Public My Commission Expires: _____ (SEAL)
Karen Johnson Davidson County Batch# 1412234 DEEDWARRSP 04/28/2026 01:49:30 PM 4 pgs Fees: $23.00 Taxes: $806.60 20260428-0037236	
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for the accuracy of the information contained herein or provided by the parties hereto. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held, transferred, or disbursed any consideration in relation to the same.

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Temperance A. Shuler 163 Bell Road, Unit 18 Nashville, TN 37217	Temperance A. Shuler 163 Bell Road, Unit 18 Nashville, TN 37217	136-13-0-B-018.00

This Indenture, made on the 21 day of April, 2026 by and between the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as "***Grantor***", and Temperance Shuler, a single woman, hereinafter referred to as ***"Grantee"***.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the ***"Property"***):

Land referred to in this commitment is described as all that certain property situated in the County of Davidson and State of TN and being described in a Deed dated 10/23/2024 and recorded 03/05/2025 in Instrument Number:20250305-0016428 among the land records of the county and state set forth above, and referenced as follows:

A parcel of real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

A parcel of land in Davidson County, Tennessee, being Unit No. 18 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro, a Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Description taken from previous Deed.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY SPECIAL WARRANTY DEED RECORDED ON 01/16/2026 IN INSTRUMENT NO. 20260116-0004106 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 163 Bell Road, Unit 18, Nashville, Tennessee 37217.

This conveyance is being made subject to (i) any and all applicable zoning and setback requirements; (ii) any unpaid taxes and assessments; and (iii) all matters which are of public record or which may be applicable to the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself to warrant and defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused the same to be executed as of the date first written above.

GRANTOR:

THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, by the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Printed Name: Jeff Grosdin

Title: AVP

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Jeff Grosdin, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 21 day of April, 20 24.

Karen F Allison
Notary Public

KAREN F ALLISON
Notary ID #11406301
My Commission Expires
February 18, 2030

My term expires: 2/18/30

This deed was prepared by Valerie Webb, Tennessee Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state, and federal law.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/21/26 (date of document)

Regina Sullo

Affiant Signature

4/27/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of April, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

202604280037236