Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	920 Coarsey Dr Nashville, TN 37217	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	SECRETARY OF VETERANS AFFAIRS, c/o Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 Tax Parcel ID #:107 13 0A 020.00

Grantor(s):	Grantee(s):
Fifth Third Bank, N.A. (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)	**Secretary of Veterans Affairs, an Officer of the United States**, its successors and assigns

Karen Johnson Davidson County
Batch# 1462425 DEEDWARRSP
08/20/2026 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260820-0077720

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 920, Four Maples Condominiums, as established under Master Deed of record in Book 5657, Page 438, as corrected in Book 5660, Page 185, amended in Book 9263, Page 512 and Instrument No. 20051012-0122820, and depicted in Plat Book 5200, Page 283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Lynzee Pinkert, a single woman, by Warranty Deed from Atef Boutros, married, of record in Instrument No. 20200415-0039290, in the Register's Office of Davidson County, Tennessee, dated April 09, 2020 and recorded on April 15, 2020.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

26-09218

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds as Instrument 20260807-0072741.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 12th day of August, 2026.

Fifth Third Bank, N.A.

Chrissy Kirby (Printed Name)

Vice President (Title)

Signed, sealed and delivered in the presence of:

Witness

Anne Dysert
Officer

STATE OF Ohio }
}
COUNTY OF Hamilton }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Chrissy Kirby (officer), 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 Vice President (title) (or other officer authorized to execute the instrument) of Fifth Third Bank, N.A., the within named bargainor, a corporation, and that such Vice President (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President (title).

Witness my hand and seal of office this the 12th day of August, 2026.

TINA JOHNSON
Notary Public
State of Ohio
My Comm. Expires
April 23, 2027

Notary-Public

My Commission Expires: 4-23-27

26-09218

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $180,708.00. **(Tax Exempt – Vesting Title into Government Entity – Secretary of Veterans Affairs, an Officer of the United States)**

Affiant

Chrissy Kirby
Vice President

STATE OF OHIO }
}
COUNTY OF HAMILTON }

Sworn to and Subscribed before me this 12th day of August, 2026.

Notary-Public
My Commission Expires: 4-23-27

26-09218

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 August 12, 2026.

BW

Affiant Signature

Date: 8/14/2026

State of GA

County of Fulton

Sworn to and subscribed before me this 14 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2028