RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1465286 DEEDWARRSP
08/31/2026 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $738.52
20260831-0080216

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $199,600.00.

Affiant

Sworn to and subscribed before me this 25 day of Aug, 2026.

Notary Public

My Commission Expires:

(SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

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):
TN Real Estate Now, LLC 914 Calloway Dr Brentwood, TN 37027	TN Real Estate Now, LLC 914 Calloway Dr Brentwood, TN 37027	043 13 0 338.00

This Indenture, made on the 12 day of August, 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 TN Real Estate Now, LLC, a Tennessee limited liability company, 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"***):

Being Lot #12 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.
Said Lot #12 fronts 50 feet on the northerly side of Oak Street, now Hickory Street, and runs back 129.7 feet on the easterly line and 130.4 feet on the westerly line to a dead line, measuring 50 feet thereon.

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 01/23/2026, IN INSTRUMENT NUMBER 20260123-0005987, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 305 Hickory St, Madison, TN 37115.

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: Bernard Lopez

Title: DVP

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Bernard Lopez, 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 12 day of August, 20 26.

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

Karen F Allison
Notary Public

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.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 12, 26 (date of document).

Jennifer Pennell

Aug. 25, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 25, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal