RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Williamson)
Karen Johnson Davidson County Batch# 1466675 DEEDWARRSP 09/01/2026 02:58:30 PM 4 pgs Fees: $23.00 Taxes: $1,202.50 20260901-0080859	The actual consideration for this transfer or value of property transferred (whichever is greater) is $325,000.00. Affiant Sworn to and subscribed before me this 26 day of August, 2026. Notary Public My Commission Expires: 3/9/27
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	T. BOSWELLS STATE OF TENNESSEE NOTARY PUBLIC (SEAL) DAVIDSON COUNTY

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):
Nashville Metro Holdings LLC 3000 Meridian Blvd. Franklin, TN 37067	Nashville Metro Holdings LLC 3000 Meridian Blvd. Franklin, TN 37067	161-10-0B-091.00

This Indenture, made on the 20 day of August, 20 26 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 Nashville Metro Holdings 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"***):

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.

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 04/01/2026 AS DOCUMENT NO. 20260401-0025677, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 5412 Hunters Ridge, Nashville, Tennessee 37211.

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: AVP

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 20 day of August, 2024.

TASHEMIA BROWN
Notary ID #132482099
My Commission Expires
June 3, 2028

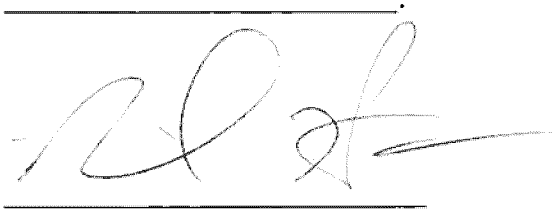
Tashemia Brown
Notary Public

My term expires: 6/3/28

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.

Certificate of Authenticity

I, Nick Harris, 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 8/26/26.



Affiant Signature

8/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

