



File No: EMP-25000679

Grantor's Loan No. 1001742101

Prepared by: Aaron Adams, Esq., Texas Bar No. 24050197, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:

~~Empower Settlement Services, LLC~~  
~~651 Holiday Drive~~  
~~Plaza 5 Suite 400~~  
~~Pittsburgh, PA 15220~~

Hilda Johnson  
Avanze Business Solutions  
7301 N State Highway 161  
Ste 205, Irving, TX 75039

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Parcel Number: R-16-5223-000L-0084

**SPECIAL WARRANTY DEED**

Effective this 24 day of February, 2025.

**Tammie Brandon aka Tammie Lynette Brandon** unmarried, and **Samuel Baker**, unmarried ("Grantor"), of **803 Hank Aaron Lane, Round Rock, TX 78665**, formerly married to each other and now divorced pursuant to a judgment of divorce filed in District Court, 425<sup>th</sup> Judicial District, Williamson County, TX in cause #21-1491-F425, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, with covenants of special warranty to **Tammie Lynette Brandon**, an unmarried woman, ("Grantee"), whose tax mailing address is **803 Hank Aaron Lane, Round Rock, TX 78665**, the following described real estate:

**The land hereinafter referred to is situated in the City of Round Rock, County of Williamson, State of TX, and is described as follows:**

**Lot 84, Block L, Ryan's Crossing Section 1, according to the map or plat thereof, recorded in Cabinet S, Slide 273, Plat Records, Williamson County, Texas.**

**Property Address is: 803 Hank Aaron Lane, Round Rock, TX 78665**

**Prior deed recorded at Instrument No. 2014101507**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor warrants and defends the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of those all persons claiming by, through, from, or under the Grantor and but against no other whatsoever.

Executed by the undersigned on 2/24/25:

Tammie Brandon aka  
Tammie Lynette Brandon  
**Tammie Brandon aka Tammie**  
**Lynette Brandon**

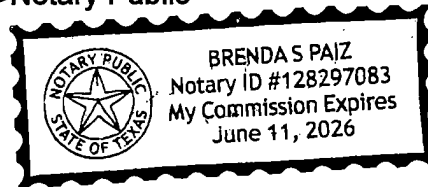
Samuel Baker  
**Samuel Baker**

STATE OF Texas  
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO  
HEREBY CERTIFY THAT **Tammie Brandon aka Tammie Lynette Brandon** and  
**Samuel Baker**, personally known to me, or has produced TXDL, as  
identification, to be the same person(s) whose names are subscribed to the foregoing  
instrument, as having executed the same, appeared before me this day in person and  
acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as  
(his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of February, 20 25.

Brenda S. Paiz  
Notary Public



③ Avanze Business Solutions  
7301 N. State Highway 161  
E Ste 205  
Irving, TX 75039

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2025017622

DEED Fee: \$33.00  
03/11/2025 11:35 AM VDONNELLY



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas