Karen Johnson Davidson County
Batch# 607440 DEEDWARR
04/06/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $925.19
20210406-0044915

CASH DEED FOR TENNESSEE

FHA Case No. 483-430435

Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

This Indenture, made and entered into this 2nd day of April, 2021, by and between Ben Carson, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Jesus Ignacio Orozco Bravo, his heirs and assigns, party(ies) of the second part,

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 345 on the Plan of Hermitage Hills Subdivision, Section Three (III) as of record in Plat Book 2900, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 345 fronts 80.0 feet on the southerly margin of Bonnacreek Drive and extends back between lines measuring 152.6 feet on the easterly side and 155.0 feet on the westerly side to a dead line in the rear on which it measures 80.0 feet.

Property Address: 3815 Bonnacreek Dr.
Hermitage, TN 37076

Owner's Name: Jesus Ignacio Orozco Bravo

Owner's Address: 3815 Bonnacreek Dr.
Hermitage, TN 37076

Mail Tax Bill to: Owner at Property Address

Parcel No.: 07416013300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 2, 2021

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated November 17, 2020 and recorded on December 22, 2020, at Instrument No. 20201222-0152560 in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of , Asset Manager of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July 26, 2005).

483-430435

Signed, sealed and delivered in the presence of:

Mona Knight

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By:

By: _____
Authorized Signatory

State of SOUTH CAROLINA
County of CHARLESTON

On the 31 day of March, 2021, before me the undersigned Notary Public of the State and County aforesaid, appeared John Fisher, Project Manager with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath , acknowledged himself/herself to be a authorized signatory of , said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

My Commission Expires: _____

Mona R. Knight
Notary Public

MONA R. KNIGHT NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 06/28/2027

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,050.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of April, 2021.

My Commission Expires: 11/08/2022

(Seal)
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022