Karen Johnson Davidson County
Batch# 824622 DEEDWARRSP
03/18/2022 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20220318-0031586

Exhibit DEED

This Instrument Prepared By:
The Housing Fund, Inc.
50 Vantage Way, Suite 201B
Nashville, TN 37228

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Tesfahunegn K Zewdie 1701 Mckinney Ave Nashville, TN 37208	Pinnacle Bank 150 3rd Avenue S, Suite 1000 Nashville, TN 37201	081-03-0-034.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of February, 2022.

Notary Public

My Commission Expires:

CRYSTAL BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and no/100 Dollars ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HOUSING FUND, INC.**, a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tesfahunegn K Zewdie, unmarried**, hereinafter called the Grantee, his/her heirs, successors and assigns, all of the Improvements (as hereinafter defined) on that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), and subject to the terms of that certain Ground Lease Agreement by and between the Grantor and the Grantee dated as of February 16, 2022 (the "Ground Lease").

For the avoidance of doubt, it is the intention of the parties that the real property underlying the Improvements conveyed herein remain vested in Grantor and that this Deed convey only such Improvements as are presently erected upon the subject Property. This Deed shall automatically terminate, and ownership of the Improvements shall revert to the Grantor, upon the expiration or earlier termination of the Ground Lease.

This conveyance is made subject to all zoning, building, and other laws and regulations that may affect the Improvements; restrictions, easements, encumbrances, and other matters of record; and current year's taxes and subsequent years, a lien not yet due and payable.

The Improvements are located on improved real property known as: 1701 McKinney Ave, Nashville, TN 37208.

TO HAVE AND TO HOLD the said Improvements, located on the Property, which Improvements are and shall remain real property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his/her heirs and assigns in fee simple.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Improvements for Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth hereinabove), but not further or otherwise. This conveyance is expressly made subject to the matters set forth hereinabove.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 16th day of February, 2022

GRANTOR:

THE HOUSING FUND, INC., a Tennessee nonprofit corporation

By: Angela R. Belcher

Name: Angela R. Belcher

Title: Chief Operating Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Memorie White, a Notary Public of said County and State, personally appeared Angela R Belcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be COO of THE HOUSING FUND, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such COO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as COO.

Witness my hand and seal, at Office in Nashville Tennessee, this 16th day of February, 2022.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

[Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Buena Vista Heights Addition, as of record in Book 161, Page 19, Register's Office for said County.

Said Lot No. 23 fronts 51.1 feet on the south side of McKinney street and runs back between parallel lines, along the west margin of 18th Avenue North, 150 feet more or less to an alley.

Being the same property conveyed to The Metropolitan Government of Nashville by Final Decree Confirming Sale of record in Book 11338, Page 829, Register's Office for Davidson County, Tennessee, dated January 22, 1999 and recorded on February 12, 1999.

Being the same property conveyed to The Housing Fund by Quitclaim Deed from The Metropolitan Government of Nashville of record in Instrument No. 20190409-0032369, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 09, 2019.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 16, 2022.

J. Carlton Drumwright

February 16, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 16, 2022.

Notary

My Commission Expires: 12/18/22

