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

Karen Johnson Davidson County
Batch# 863066 DEEDWARRSP
05/26/2022 11:10:30 AM 5 pgs
Fees: $28.00 Taxes: $629.00
20220526-0061308

## SPECIAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Jawharrah Bahar<br>2712 Batavia St<br>Nashville, TN 37208 | New owner<br>2712 Batavia St.<br>Nashville, TN 37208 | 092-06-0-447.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23 day of May, 2022.

Notary Public

My Commission Expires: 2.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## 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 **Jawharrah Bahar, unmarried**, hereinafter called the Grantee, 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 May 23, 2022 (the "Ground Lease").

As used in this Deed, the term "Improvements" means the following: "All buildings, fixtures, structures, and other improvements presently constructed and located on the Property."

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: 2712 Batavia St, 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 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 23rd day of May, 2022

GRANTOR:

**THE HOUSING FUND, INC.**, a Tennessee nonprofit corporation

By: _____

Name: Angela R. Belcher

Title: Chief Operating Officer

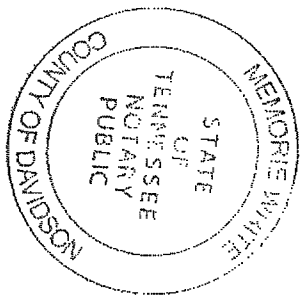
STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

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 herself to be Chief Operating Officer of THE HOUSING FUND, INC., the within named bargainor, a Tennessee nonprofit corporation, and that she as such Chief Operating Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chief Operating Officer.

Witness my hand and seal, at Office in Nashville Tennessee, this 23rd day of May, 2022.

_____
Notary Public

My Commission Expires:03/03/2025



# EXHIBIT A
# TO SPECIAL WARRANTY DEED

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Faulconer and Ashcraft's Subdivision of Lots 18 and 19 of the Boyd McNairy Tract, of record in Book 57, Page 121, Register's Office for Said County.

Said Lot No. 39 fronts 36 feet on the northerly side of Batavia Street and runs back between parallel lines, 106 feet to an alley.

Being the same property conveyed to The Housing Fund by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20190409-0032367, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 09, 2019.

## Certificate of Authenticity

I, Holly A. Mason, 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 5/23/22.

Affiant Signature

5/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of ~~April~~ May, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022