THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37166-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me this 9th day of August, 2022. Notary Public My Commission Expires:

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address New Owner: Freddie W. Merritt 432 Murfreesboro Pike #102 Nashville, TN 37210	**Send Tax Bills To:** newowner	**Tax Information:** Map and Parcel No.: 106010A10200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **OZ615-Affordable Housing Resources Joint Venture, a Tennessee Joint Venture** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Freddie W. Merritt, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 432 Murfreesboro Pike #102, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 907956 DEEDWARR
08/25/2022 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $739.63
20220825-0095918

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9 day of August, 2022.

OZ615-Affordable Housing Resources Joint Venture, a Tennessee Joint Venture

OZ615, LLC, a Tennessee limited liability company

By: _____ Authorized Member
Wes Gallagher, Authorized Member

AFFORDABLE HOUSING RESOURCES, INC., a Tennessee nonprofit corporation

By: _____ Representative Member
Dan Eaton, Representative Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand, at office, this 9th day of August, 2022.

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Wes Gallagher, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member of OZ615, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

_____
Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand, at office, this 9th day of August, 2022.

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dan Eaton, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Representative Member of AFFORDABLE HOUSING RESOURCES, INC., a Tennessee nonprofit corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

_____
Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:

Legal Description
(Exhibit A)

22NT01051 106010A10200CO (new)

The real property in the County of Davidson, State of Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of the Quick Fuel Property as of record in Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed to OZ615-Affordable Housing Resources Joint Venture, a Tennessee joint venture, its successors and assigns by Quitclaim Deed from OZ615, LLC, a Tennessee limited liability company dated 11/19/2019 recorded 01/02/2020 in Book NA, Page NA, as Document Number 20200102-0000414, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Freddie W. Merritt, a single man, by deed from OZ615-Affordable Housing Resources Joint Venture, dated 8/9/2022, recorded _____ in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 432 Murfreesboro Pike Unit 102, Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/9/2022, (date of document).

Affiant Signature

8/21/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025