Karen Johnson Davidson County
Batch# 930060 DEEDWARR
10/14/2022 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $810.30
20221014-0113006

(1)

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. 37320-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Brandie Nicole McLain Affiant Subscribed and sworn to before me this 14th day of October, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Brandie Nicole McLain 432 Murfreesboro Pike # 303 Nashville, TN 37210	**Send Tax Bills To:** Atlantic Union Bank 1800 Robert Fulton Dr. Suite 350 Reston, VA 20191	**Tax Information:** Map and Parcel No.: 106010A30300CO

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 **Brandie Nicole McLain, unmarried woman** ("Grantee"), her 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 # 303, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2022.

OZ615 Affordable Housing Resources Joint Venture, a Tennessee Joint Venture

BY: OZ615, LLC, a Tennessee limited liability company

BY: Authorized Member
Wes Gallagher, Authorized Member

BY: OZ615 Affordable Housing Resources, Inc., a Tennessee non-profit corporation

BY: Representative Member
Dan Eaton, Representative Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 (or proved to me on the basis of satisfactory evidence), 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.

Witness my hand, at office, this 13th day of October, 2022

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 (or proved to me on the basis of satisfactory evidence), 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.

Witness my hand, at office, this 13th day of October, 2022

Notary Public

My Commission Expires: 10/2/23

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.303, together with the appurtenant interest in the common elements of 432 Murfreesboro Pike Flats Condominiums, a condominium established by Declaration as Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Being part of the same property conveyed to OZ615, LLC, a Tennessee Limited Liability Company, by deed from Bradford Jason Lewis, Successor Trustee of The Bradford Jason Lewis 2011 Property Trust and James A. Lewis and Hilda M. Lewis, husband and wife, of record in Instrument No. 20190612-0056564, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 19, 2019 of record in Instrument No. 20200102-0000414, Register's Office for Davidson County, Tennessee, OZ615, LLC, a Tennessee limited liability company, conveyed subject property to OZ615-AFFORDABLE HOUSING RESOURCES JOINT VENTURE, a Tennessee joint venture.

This conveyance is made subject to:

1. Taxes for 2023 and subsequent years, a lien but not yet due and payable.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 432 Murfreesboro Pike Flats Condominiums, of record in Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit E to the Declaration as Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee.
6. Easement for utility line of record in Book 11432, page 546, Register's Office for Davidson County, Tennessee.
7. Subject to 16 foot closed alley No. 2070, which was closed by Metro Council Ordinance No. 098-1402, with easements retained by Metropolitan Government for Nashville, Davidson County, Tennessee.
8. Title to that portion of subject property embraced within the bounds of Murfreesboro Pike and Elm Hill Pike.
9. Terms and conditions of that certain Lease Agreement by and between James A. Lewis, as Lessor, and Quick Fuel, Inc. as Lessee, a memorandum of which appears of record in Book 11239, page 524, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 7900, page 612, Register's Office for Davidson County, Tennessee.
11. Easement for Ingress and Egress of record in Instrument No. 20190613-0056683, Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument No. 20210507-0061748, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/13/22

GEORGE E. MUDTER, JR.
Dated 10/13/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/13/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

