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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 37359-09-2022**<br>Return to:<br>Rudy Title and Escrow, LLC<br>2012 21st Avenue South<br>Nashville, TN 37212<br>FILE #: BCAM-22-432-305 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 28th day of October, 2022.<br><br>Notary Public<br>My Commission Expires: 07/09/24 |

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Moufdy Mikhail<br>432 Murfreesboro Pike #305<br>Nashville, TN 37210 | Same as new owner | Map and Parcel No.:<br>106010A30500CO |

**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 **Moufdy Mikhail, an unmarried 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 #305, 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 heirs 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# 936695 DEEDWARR
11/01/2022 03:22:02 PM 4 pgs
Fees: $23.00 Taxes: $832.50

20221101-0118046

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of October, 2022.

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

OZ615, LLC, a Tennessee limited liability company

By: Wes Gallagher 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 27th day of October, 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.

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

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand, at office, this 27th day of October, 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

My Commission Expires:

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.305, 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. (Consideration for this trasfer $125,000.00) 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. (Consideration for this transfer $0)

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 106010A30500CO.
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. 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.
9. All matters appearing on the Plan of record as Book 7900, page 612, Register's Office for Davidson County, Tennessee.
10. Easement for Ingress and Egress of record in Instrument No. 20190613-0056683, Register's Office for Davidson County, Tennessee.
11. 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.

11. 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.