Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4961

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,122.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 936856 DEEDWARR
11/02/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $337.15
20221102-0118277

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zadia Judith Villanueva 4036 Creekside Drive Nashville, TN 37211	New Owner	148-13-0-212.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zadia Judith Villanueva, a single person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NUMBER 14 ON THE PLAN OF MAPLE VALLEY SUBDIVISION, SECTION TWO, OF RECORD IN PLAT BOOK 6200 AT PAGE 645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed by Warranty Deed from Secretary of Veterans Affairs to Timothy A. Hendricks and Anna K. Hendricks, husband and wife, recorded May 10, 2002, as Instrument No. 20020510-0057862 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Timothy A. Hendricks and Anna K. Hendricks to Tennessee Affordable Housing LLC, a Tennessee limited liability company, recorded January 28, 2019, as Instrument No. 20190128-0007904 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4036 Creekside Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2022.

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

By: Timothy Alan Hendricks, Member
Tim A. Hendricks, Member

By: Anna Kay Hendricks, Member
Anna K. Hendricks, Member

STATE OF TENNESSEE
COUNTY OF Montgomery

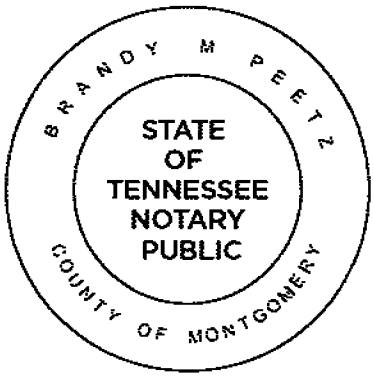
Before me, Brandy M. Peetz of the state and county mentioned, personally appeared Tim A. Hendricks and Anna K. Hendricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Tennessee Affordable Housing LLC, the within named bargainor, a Limited Liability Company, and that such Tim A. Hendricks and Anna K. Hendricks as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Clarksville, TN, this 31st day of October, 2022.

Notary Signature

Printed Name: Brandy M. Peetz

My commission expires: 09/18/2024



Online Notary Public
My Commission Expires
September 18, 2024

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 10/31/2022.

Affiant Signature

11/01/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/01/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON