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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 972948 DEEDWARR
02/22/2023 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20230222-0012498

WARRANTY DEED

Address New Owner(s):
Anthony David Sharpe, Jr.
Sara Nhep
1601 Rachaels Retreat Circle
Hermitage, TN 37076

Send Tax Bills to:
NEW OWNERS
ANTHONY DAVID SHARPE JR &
SARA NHEP
1601 RACHELS RETREAT CIRCLE
HERMITAGE, TN 37076

Map/Parcel: 08604003400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kevin Taylor, Executor for the Estate of Joe C. Taylor, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey all of our interest unto **Anthony David Sharpe, Jr., unmarried, and Sara Nhep, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 184 on the Plan of Rachel's Retreat, Phase 1, of record in Book 5200 at page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joe C. Taylor, Jr. and wife, Fairy Jacquelyn Taylor by deed from Secretary of Veterans Affairs, dated November 26, 1990, and filed on November 30, 1990, in Book 8246, page 876, Register's Office for Davidson County, Tennessee. The said Fairy Jacquelyn Taylor having died on 12/25/2020 with title being vested in Joe C. Taylor, Jr. as surviving tenant by the entirety. The said Joe C. Taylor, Jr. having died testate on May 19. 2022, and pursuant to the Last Will & Testament, Docket No. 22P-1219, the Devisees' under the Last Will & Testament are his grandchildren, Makayla Armstrong and Mason Armstrong. Under the Last Will & Testament authority is granted Executor to sale and transfer the real estate and further authorized by the Order Regarding Sale of Real Property in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

THIS conveyance is subject to: Taxes for 2023 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 1601 Rachels Retreat Circle, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Kevin Taylor, Executor

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Taylor, Executor of the Estate of Joe C. Taylor, Jr. , 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 in the capacity and for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 16th day of February, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 2/3/2026

My Commission Expires: 2/3/26 Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me this 16th day of February , 2023.

My Commission Expires: 9/7/2026

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Affordable Housing Program (AHP), must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(i) *The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given written notice of any sale, transfer, assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the AHP 5-year Retention Period.*

(ii) *In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the AHP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the AHP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the AHP-assisted household's investment; unless one of the following exceptions applies:*

1. The unit was assisted with a permanent mortgage loan funded by an AHP advance;

2. The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser);

3. The amount of the AHP subsidy that would be required to be repaid is $2,500 or less; or

4. Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) *The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.*

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 February 16, 2023.

Affiant Signature

2/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of February, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026