Karen Johnson Davidson County
Batch# 974996 DEEDWARR
02/28/2023 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $802.90
20230228-0014137

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. 37499-01-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or valuc, whichever is greater, for this transfer is: $217,000.00. John Daniel Eaton Affiant Subscribed and sworn to before me this 27th day of February, 2023. Eileen Hopkins Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2026

WARRANTY DEED

Address New Owner: John Daniel Eaton 432 Murfreesboro Pike #306 Nashville, TN 37210	**Send Tax Bills To:** Republic Bank 200 S. 7th St. Louisville, KY 40202	**Tax Information:** Map and Parcel No.: 106010A30600CO

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 **John Daniel Eaton, unmarried** ("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 #306, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2023.

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 February, 2023.

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 February, 2023.

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.306, 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, which have been prorated and assumed by Grantee. Map and Parcel No. 106010A30600CO. (Estimated to be $931.15)
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.
12. Notice of Completion of record in Instrument No. 20220720-0082974, Register's Office for Davidson County, Tennessee.

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 2/27/23

GEORGE E. MUDTER, JR.
Dated 2/27/23

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 2/27/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

