Karen Johnson Davidson County
Batch# 980429 DEEDWARR
03/14/2023 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $659.34
20230314-0018460

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-480

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of March, 2023

Notary Public

Commission Expires: 6/23/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mireya Tafolla Romero 319 Bonnavue Drive Hermitage, TN 37076	New Owner	074-08-0-132.00

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

Mireya Tafolla Romero, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 713 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy A. Hendricks and wife, Anna K. Hendricks by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20020905-0107886 Register's Office for Davidson County, Tennessee, dated August 28, 2002 and recorded on September 05, 2002.

Being the same property conveyed to Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Timothy A. Hendricks and Anna K. Hendricks of record in Instrument No. 20190128-0007901 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 28, 2019.

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: 319 Bonnavue Drive, 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 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 10th day of March, 2023.

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

By: _____
Tim A. Hendricks, Member

By: _____
Anna K. Hendricks, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams of the state and county mentioned, personally appeared Tim A. Hendricks and Anna K. Hendricks, Members of Tennessee Affordable Housing LLC, 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 Member and Member of Tennessee Affordable Housing LLC, the within named bargainor, a Limited Liability Company, and that such Tim A. Hendricks and Anna K. Hendricks, Members of Tennessee Affordable Housing LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Brentwood, TN this 10th day of March, 2023.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Katie Smith, 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

3/10/23.

Date

Affiant Signature

3/10/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature

My Commission Expires: 10/23/25

Date

Notary's Seal (if on paper)

