Karen Johnson Davidson County
Batch# 1022380 DEEDWARR
07/03/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20230703-0051040

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sparkle D. Wright	New Owner	
(NAME)	(NAME)	
302 Williams Ave, Unit 118		042120D11800CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THE HOUSING FUND, INC., a Tennessee nonprofit corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sparkle D. Wright, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit 118 of Williams Station, a Townhome Planned Unit Development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to The Housing Fund, Inc., by virtue of that certain Special Warranty Deed dated May 11, 2023, and being of record at Instrument No. 20230517-0036867 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including:

- Subject to all matters of record in Plat Book 332, Page 74, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20210420-0052421, 20210715-0095440, 20210913-0122153, 20230227-0013731 and 20230406-0025357, in the said Register's Office.
- Charter recorded at Instrument No. 20210317-0035005, in the said Register's Office.
- Declaration of Covenants, Conditions, Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20210429-0057609, in the said Register's Office.

in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 302 Williams Ave Unit 118 Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 30 day of June, 2023.

THE HOUSING FUND, INC., a Tennessee nonprofit corporation

By: David Parrish Executive Vice-President and Chief Financial Officer
Name: David Parrish
Title: Executive Vice-President and Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared David Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice-President and Chief Financial Officer of THE HOUSING FUND, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Vice-President and Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice-President and Chief Financial Officer.

WITNESS my hand and official seal at office this 30 day of June, 2023.

Cari Allen
Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 6-30-23.

Affiant Signature

6-30-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON