Karen Johnson Davidson County
Batch# 1056287 DEEDWARR
10/02/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20231002-0077387

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Jordyn Newman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Jordyn Newman	SEND TAX BILLS TO: JORDYN NEWMAN	MAP-PARCEL NUMBERS
(NAME) 302 Williams Ave Unit 129	(NAME) 302 WILLIAMS AVE UNIT 129	042120D12900CO
(ADDRESS) Madison TN 37115	(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., Tennessee Non-Profit Corporation** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordyn Newman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 129 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., a Tennessee non-profit corporation, by virtue of that certain Special Warranty Deed dated May 11, 2023, and being of record at Instrument No. 20230517-0036832 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.

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

This is improved x property, known as 302 Williams Ave Unit 129 Madison, TN 37115
(unimproved) (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 29th day of September, 2023.

THE HOUSING FUND, INC., Tennessee Non-Profit Corporation

Angel Belcher, Executive Vice President

By: Angela Belcher, Vice- President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Angela Belcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of The Housing Fund, Inc., the within named bargainer, and that she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Vice President of The Housing Fund, Inc.

WITNESS my hand and official seal at office this 29th day of September, 2023.

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, 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 9/29/23.

Holly A

Affiant Signature

9/29/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of September, 2023

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25