Karen Johnson Davidson County
Batch# 1078754 DEEDWARRSP
12/05/2023 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $277.50
20231205-0093968

This Instrument Prepared By:
The Housing Fund, Inc.
1009 Gallatin Pike S
Madison, TN 37115

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Larrika Bishop 917 Maury St Nashville, TN 37203	new owner	093-16-0-110.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Seventy five thousand and 00/100 Dollars ($75,000.00)

Larrika Bishop
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of November, 2023

Notary Public

My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and no/100 Dollars ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HOUSING FUND, INC.**, a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Larrika Bishop, unmarried, hereinafter called the Grantee, her heirs, all of the Improvements (as hereinafter defined) on that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), and subject to the terms of that certain Ground Lease Agreement by and between the Grantor and the Grantee dated as of November 3, 2023. (the "Ground Lease").

As used in this Deed, the term "Improvements" means the following: "All buildings, fixtures, structures, and other improvements presently constructed and located on the Property."

For the avoidance of doubt, it is the intention of the parties that the real property underlying the Improvements conveyed herein remain vested in Grantor and that this Deed convey only such Improvements as are presently erected upon the subject Property. This Deed shall automatically terminate, and ownership of the Improvements shall revert to the Grantor, upon the expiration or earlier termination of the Ground Lease.

This conveyance is made subject to all zoning, building, and other laws and regulations that may affect the Improvements; restrictions, easements, encumbrances, and other matters of record; and current year's taxes and subsequent years, a lien not yet due and payable.

The Improvements are located on improved real property known as: 97 Maury Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said Improvements, located on the Property, which Improvements are and shall remain real property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs in fee simple.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Improvements for Grantee, her heirs, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth hereinabove), but not further or otherwise. This conveyance is expressly made subject to the matters set forth hereinabove.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 3rd day of November, 2023

GRANTOR:

THE HOUSING FUND, INC., a Tennessee nonprofit corporation

By: _____

Name: MARSHALL E CRAWFORD, JR

Title: PRESIDENT & CEO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Memorie White, a Notary Public of said County and State, personally appeared Marshall E Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President/CEO of THE HOUSING FUND, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such President/CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as President/CEO.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3rd day of November, 2023

_____
Notary Public

My Commission Expires: 3-3-2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

File Number: 20230306

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Maury and Claiborne Addition to South Nashville of record in Book 21, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 35 feet on the East side of Maury Street and extends back between parallel lines a distance of 165 feet to an alley in the rear on which it measures 35 feet.

Being the same property conveyed to The Housing Fund by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20190409-0032371, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 09, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Certificate of Authenticity

I, Cam 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 November 3, 2023.

Cam Allen
Affiant Signature

11-3-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of November, 2023.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D. Page
Notary's Signature

(Notary Seal)

My Commission Expires: 9/7/2026