Karen Johnson Davidson County
Batch# 1125562 DEEDWARR
04/22/2024 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240422-0028737

WARRANTY DEED

CARL ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

*Gretchen Valentene Henkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF APRIL, 2024.

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen Valentene Henkel	New Owners	
(NAME)	(NAME)	08111038000
1613 B 14TH Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **Gretchen Valentene Henkel, 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:

Land in Davidson County, Tennessee, being the Northerly 37 1/2 feet of the Southerly 50 feet of Lot No. 275 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot front 37 1/2 feet on the Westerly side of Fourteenth Avenue North (formerly Alberta Avenue), and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to The Housing Fund, Inc., a Tennessee nonprofit corporation, by virtue of that certain Warranty Deed dated November 1, 2022, and being of record at Instrument No. 20221103-0118763 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded 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 unimproved _ / improved x property, known as 1613 B 14th Ave N Nashville, TN 37208
(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 19th day of April, 2024.

THE HOUSING FUND, INC.

PRESIDENT & CEO

By: Marshall E Crawford, Jr., President & CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared **Marshall E Crawford, Jr.**, 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 President and CEO of THE HOUSING FUND, INC., the within named bargainor, a Tennessee non-profit corporation, and that he as such President and CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

WITNESS my hand and official seal at office this 19th day of April, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
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 4/19/24.

Affiant Signature

4/19/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25