CASH DEED FOR TENNESSEE

Karen Johnson Davidson County
Batch# 1179607 DEEDWARR
09/10/2024 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $950.90
20240910-0069729

FHA Case Number: 483-672184

Prepared by & Return to: Broker Title & Escrow, LLC

1404 17th Avenue South

Nashville, TN 37212

This indenture, made and entered into this 6 day of September, 2024, by and between Adrianne Todman, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and **Zadia Villanueva**, party (ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars, ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party (ies) of the second part, the following described real estate situated, lying and being in the County of Davidson, Tennessee.

Being Land in Davidson County, Tennessee, being Lot No. 16 and a portion of Reserved Parcel A on the plan of Farview, Section 2, which is of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 16 fronts 73 feet on the easterly margin of May Drive and runs back between parallel lines 140 feet to a dead line, measuring 73 feet thereon. Said portion of Reserved Parcel A is described as follows: Beat an iron pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73 .12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.

Being a portion of the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from PennyMac Loan Services, LLC dated June 4th 2024 and recorded June 27th 2024 of record in Instrument No. 20240627-0048200, said Register's Office, Davidson County, Tennessee.

Property address: 612 May Drive, Madison, TN 37115

Owners Name: Zadia Villanueva

Owner's Address: 609 Woodland Hills Drive, La Vergne, TN 37086

Mail Tax Bill to: 609 Woodland Hills Drive, La Vergne, TN 37086

Parcel No: 04302006300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 10, 2024

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531) by Special Warranty Deed dated June 4, 2024, and recorded in Instrument No. 20240627-0048200, in the Registers office of Davidson County, Tennessee.

To Have and Hold and aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his/her/their heirs and assign in fee simple forever.

Said Conveyance is made subject to covenants, easements, restrictions, reservations, conditions, and rights appearing of record again the above described property: also Subject to any state facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party (ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as the principal and/ or officer Raine & Company LLC, Asset Manager of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July, 26, 2005),

The Secretary of Housing and Urban Development of
Washington, D.C., and/or his/her successors and/or assigns
By: Raine & Company LLC
By: _____
Its: Authorized Signatory Alfreda Mayes, Designated Agent

Signed, sealed and delivered in
the presence of:

Irma McAtee

Yvonne Mayes-Moales

State of Georgia
County of Fulton

On the 6 day of September, 2024, before me the undersigned Notary Public of the State and County, appeared Alfreda Mayes, Designated Agent
With whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be authorized signatory of Raine & Company LLC, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

My Commission expires: 06/09/2027

Notary Public

MACHELLE REDMOND
NOTARY PUBLIC, STATE OF GEORGIA
COBB COUNTY
MY COMMISSION EXPIRES
June 9, 2027

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of the affiants, knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$257,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of September, 2024.

My Commission Expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/6/24 (date of document).

Affiant Signature

9/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

