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

Karen Johnson Davidson County
Batch# 1193670 DEEDWARRSP
10/15/2024 12:53:30 PM 5 pgs
Fees: $28.00 Taxes: $843.60
20241015-0079892

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Latasha Dionne High 2504 Booker St Nashville, TN 37208	New Owner 2504 Booker St. Nashville, TN 37208	092-06-0-488.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of October, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Latasha Dionne High, unmarried woman, hereinafter called the Grantee, her heirs and or assigns, 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 October 11TH, 2024 (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: 2504 Booker St, Nashville, TN 37208.

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 and assigns, 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 and assigns, 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 10th day of October, 2024.

GRANTOR:

THE HOUSING FUND, INC., a Tennessee nonprofit corporation

By: _____

Name: MARSHALL CRAWFORD

Title: PRESIDENT & CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jacqueline G Brown, a Notary Public of said County and State, personally appeared Marshall 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 10th day of October, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Faulconer and Ashcroft's Subdivision of Lot Nos. 18 and 19 in the Boyd McNairy Tract of record in Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to LSMS Land and Investment Corporation by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen; B. B. Doubleday, Jr., Leon Gilbert, Roy S. Jones and George Margrave of record in Book 5309, Page 321 Register's Office for Davidson County , Tennessee, dated June 29,1978 and recorded on July 04, 1978.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale of record in Instrument No. 20011101-0108187 Register's Office for Davidson County, Tennessee, dated October 04, 2000 and recorded on November 01, 2000.

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. 20190409-0032381, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 09, 2019.

Certificate of Authenticity

I, Kaye Clark, 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 this 11 day of October, 2024.

K Clark

Affiant Signature

10-11-24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON