Karen Johnson
Batch # 1218637
12/20/2024 11.06 44 AM
Fees $13 00 Taxes $1,291 30

Davidson County
DEEDWARR
2 pgs

20241220-0099087

WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No . P24-8088-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Dominique S White	WIlson Bank & Trust	050-10-0C-303 00-CO
(NAME)	(NAME)	
3329 B Moorewood Drive	207 Legends Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Nine Thousand Dollars And No/100 Dollars ($349,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **AFFORDABLE HOUSING RESOURCES, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DOMINIQUE S. WHITE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 36 on the Plan of Cluster Lot Subdivision Chesapeake Homes Section Six - Phase Two of record in Plat at Instrument No. 20020626-0077004, 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 Affordable Housing Resources, Inc. by Warranty Deed from Fridrich & Clark Realty, LLC of record in Instrument No. 20010108-0002494 Register's Office for Davidson County, Tennessee, dated December 28, 2000 and recorded on January 08, 2001.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. a 1/2 undivided interest and Nashville area Habitat for Humanity, a 1/2 undivided interest by QuitClaim Deed from Affordable Housing Resources, Inc. of record in Instrument No. 20010627-0068195 Register's Office for Davidson County, Tennessee, dated June 27, 2001 and recorded on June 27, 2001.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc., by Quit Claim Deed from Nashville Area Habitat For Humanity Inc of record in Instrument No. 20040112-0004778 Register's Office for Davidson County, Tennessee, dated December 29, 2003 and recorded on January 12, 2004.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☑ property, known as 3329 B Moorewood Drive, Nashville, TN 37207
(House No) (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 successors 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 our hands this 18 day of December, 2024

Affordable Housing Resources, Inc

BY: _____
Dan Eaton, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Dan Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Affordable Housing Resources, Inc , the within named bargainor, a corporation, and that he as Authorized Agent executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Authorized Agent

Witness my hand and official seal this the 18 day of December, 2024

My Commission expires _____ Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028