WARRANTY DEED

Karen Johnson Davidson County
Batch# 1228611 DEEDWARR
01/21/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250121-0004600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-[illegible]

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: THE HOUSING FUND, INC.	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 1009 Gallatin Pike S	(NAME)	151090A07200CO
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **Quentin M Watkins and Tyrin L Watkins** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE HOUSING FUND, INC.**, a Tennessee nonprofit corporation, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING LOT NUMBER 72, ON THE PLAN OF PHASE 1, SECTION 1, LONG HUNTER CHASE, OF RECORD IN BOOK 7900, PAGES 829, 830 AND 831, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property previously conveyed to Catherine T. Cooper, an unmarried woman, by virtue of that certain Warranty Deed dated December 8, 2022, and being of record at Instrument No. 20221212-0128479 in the Register's Office of Davidson County, Tennessee.

Catherine T. Cooper in said Deed died on or about January 29, 2024, survived by Quentin M. Watkins and Tyrin L. Watkins as established by Affidavits of Heirship at Instrument Nos. 20241010-0078842 and 20241010-0078841 in the said Register's Office. *Grantors warrant that this is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 6356 Paddington Way Antioch, TN 37013
(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 19thday of January, 2025.

Quentin M Watkins

Tyrin L. Watkins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me a Notary Public in and for said State and County (via audio video communication), duly commissioned and qualified, **Quentin M Watkins and Tyrin L. Watkins** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19thday of January, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly 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 1/20/25.

Affiant Signature

1/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of January, 2025

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25