Karen Johnson Davidson County
Batch# 1253409 DEEDWARR
03/28/2025 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,667.78
20250328-0023428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

Y-C-25-7341-122

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Temple Ricke	NewOwner	
(NAME)	(NAME)	**114-08-0D-025.00-CO**
7341 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE ROW RENTALS, LLC D/B/A CHARLOTTE ROW TOWNHOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEMPLE RICKE, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. D6 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20200819-0093574 as amended in Instrument No. 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 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 Sila Developments, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Benjamin Schaedle, a married man and Robert George Schaedle, an unmarried man, as tenants in common with the right of survivorship of record in Instrument No. 20200819-0093570 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a portion of the same property conveyed to Charlotte Park, LLC by Quitclaim Deed from Sila Developments, LLC of record in Instrument No. 20200819-0093571 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a portion of the same property conveyed to Charlotte Row Rentals LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Charlotte Park, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240701-0049443 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on July 01, 2024 and Scrivener's Affidavit recorded on October 17, 2024 of record in Instrument No. 20241017-0080710 and also Scrivener's Affidavit recorded on October 31, 2024 of record in Instrument No. 20241031-0084319..

See Attached Exhibit "A" Home Retention Language

This conveyance is subject to:
• Covenants, Conditions and Restrictions of record in Instrument Number 20200819-0093574 amended in Instrument No. 20200824-0095685, and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 , Register's Office for Davidson County, Tennessee.
• Assignment of Declarant Rights of record in Instrument Number 20221109-0120218, in the Register's Office for Davidson County, Tennessee.
• Stormwater Facilities and Systems of record in Instrument Number 20181101-0108350, in the Register's Office for Davidson County, Tennessee.

• Order for easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, of record in Book 7255, Page 116, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20200901-0099386, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20231013-0080485 and Instrument No. 20231013-0080488, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7341 Charlotte Pike, Unit 122, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF MARCH, 2025.

Charlotte Row Rentals, LLC d/b/a Charlotte Row Townhomes, LLC

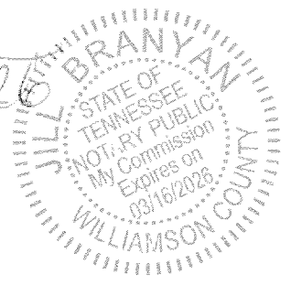
BY: _____
Rahul Patel
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of CHARLOTTE ROW RENTALS, LLC D/B/A CHARLOTTE ROW TOWNHOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of March, 2025.

_____
Notary Public
My Commission Expires: 03/16/2026
(SEAL)



Welcome Home Retention Language

FHLB

The language below should be inserted into the Deed or as a Restrictive Covenants to the Deed. If it is attached to the Deed as an addendum or attachment, the Deed must reference the addendum or exhibit. If recorded as a Restrictive Covenants, the document must reference the Deed.

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Affordable Housing Program (AHP), must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given written notice of any sale, transfer, assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the AHP 5-year Retention Period.

(ii) In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the AHP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the AHP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the AHP-assisted household's investment; unless one of the following exceptions applies:

1. The unit was assisted with a permanent mortgage loan funded by an AHP advance;
2. The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser);
3. The amount of the AHP subsidy that would be required to be repaid is $2,500 or less; or
4. Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.

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Certificate of Authenticity

I, J. Trent Lehman, 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 3/27/25

Date

Affiant Signature

3/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

