Karen Johnson Davidson County
Batch# 1253735 DEEDWARR
03/28/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $913.53
20250328-0023483

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $246,900.00

Briana Hampton
Affiant

Subscribed and sworn to before me, this 27th day of March, 2025.

Lori T. Shelton
Notary Public
My commission expires:
8/21/2027

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jennifer Dorr		**181020A08200CO**
8401 Callabee Way, #12		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erika Ruth Van Buren, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Dorr, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. D-12, as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, as further amended in Instrument No. 20070801-0091466, and as further amended in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property; Said unit being shown as part of Exhibits of said Master Deed.

Being the same property conveyed to Erika Ruth Szabo, an unmarried woman, by Warranty Deed from Elsa M Diaz Melo, a single woman, dated November 10, 2021, of record in Instrument No. 20211122-0154731, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Erika Ruth Szabo is now known as and is one and the same person as Erika Ruth Van Buren. William Halsey Van Buren Jr. joins in the execution of Warranty Deed to convey any marital interest in the property.

After recording return to:
Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

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 FHILB 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 ARP-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 mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8401 Callabee Way, #12, Antioch, TN 37013.

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 in 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.

Erika Ruth Van Buren Date: 3/27/25
Erika Ruth Van Buren

William Halsey Van Buren Jr. Date: 3/27/25
William Halsey Van Buren Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Erika Ruth Van Buren and William Halsey Van Buren Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March 2025.

NOTARY PUBLIC

My commission expires 7/15/28

MARK A. FREEDOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY OF MY COMM. EXPIRES JULY 7, 2028

Certificate of Authenticity

I, Aimee Cain, 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 March 27, 2025.

Date

Aimee Cain

Affiant Signature

March 28, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of March, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY