Name and Address of New Owner:
Logan Savoie and Kassidy Robertson

185 Bonnafield Dr. Hermitage TN 37076

Send Tax Bills To:
Logan Savoie and Kassidy Robertson

Property

Karen Johnson Davidson County
Batch# 1257624 DEEDWARR
04/08/2025 04:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20250408-0026851

This Instrument Prepared By:
Laura Dixon
Homeward Title 2, LLC
1001 South Capital of Texas Highway
Bldg I, Ste 100
Austin, TX 78746

Map & Parcel No: 075-05-0-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto Logan Savoie, a unmarried person, and Kassidy Robertson, a unmarried person, as joint tenants with right of survivorship , hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

**See, Restrictive Covenant regarding sale of the subject property within five (5) years from the date hereof attached as Exhibit A and incorporated herein by reference.*

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. 8, on the Plan of Section One, Hermitage Place, of record in Book 6900, Page 206, Register's Office for said County, to which plan reference is hereby made for a more complete description.

warranty deed dated 12/30/2024 and recorded on 12/30/2024 as Instrument Number 20241230-0101194 in the Official Records of the Davidson County Register of Deeds.

This improved property known as :

Property 1:

185 Bonnafield Drive

Hermitage, TN 37076

THIS CONYEYANCE is made subject to all taxes, restrictions, visible easements, rights-of-way, zoning and planning ordinances, and health department regulations that may affect the premises

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as notated herein; and the Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

WITNESS MY SIGNATURE hereto to this 1st day of April, 2025.

Purchasing Fund 2024-1, LLC, a
Delaware Limited Liability Company

By: Dominic Carrillo, Authorized Signer
Printed Name and Title

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Dominic Carrillo, with whom I am personlly aquanted with (or proved to me on the basis of satisfactory evidence), who acknowledged that Dominic Carrillo, is an Authorized Signor of Purchasing Fund 2024-1, LLC, a Delaware Limited Liability Company within named bargainor, and as such Authorized Signor, being given authority to do so, executed the within instrument on behalf of the company by signing its name as such Authorized Signor.

Witness my hand, at office, this 28 day of March, 2025.

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

NOTARY PUBLIC

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~XXXXXXX~~ $345,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF ~~TENNESSEE~~ or Texas
COUNTY OF ~~WILSON~~ Travis

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

Notary Signature
My commission expires: 12/5/27

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

EXHIBIT "A"

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.

Certificate of Authenticity

I, Emily Manno, 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

3/28/25
Date

Affiant Signature

3/28/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

My Commission Expires: 7/12/2026
Date

Notary's Seal (If on paper)

ALISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 7/12/2026

PROPERTY DESCRIPTION

File No.: EM-25-8756