WARRANTY DEED

Karen Johnson Davidson County
Batch# 1259802 DEEDWARR
04/14/2025 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,491.10
20250414-0028148

T-KRD-25-538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28 (AFFIX SEAL)

SHAWN STEVENS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
William Pierz	New Owner	
(NAME)	(NAME)	**142-15-0-080.00**
538 Bellevue Road N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JAMES R. SHRUM, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM PIERZ, A SINGLE MAN,** 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 Lot No. 16 on the Plan of Westward Winds, of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Bellevue Road, said point being the southerly common corner of Lots 16 and 17; thence with the margin of the same, westerly 98.58 feet to a concrete monument at the beginning of a curve; thence around said curve northerly 39.27 feet to a concrete monument; thence around a curve easterly 58.58 feet to a concrete monument; thence around a curve 33.29 feet to a point, said point being the common front corner of Lots 15 and 16; thence easterly 100.5 feet to a concrete monument; thence southerly with the line between Lots 16 and 17, 120 feet to the point of beginning.

Being the same property conveyed to James R. Shrum and Vara S. Shrum, husband and wife by Warranty Deed from Robert B. Young and wife, Mary Florence Morgan Young of record in Instrument No. 20120823-0075797 Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on August 23, 2012.

Vara S. Shrum died on or about July 29, 2020, leaving James R. Shrum as the surviving tenant by the entirety.

This conveyance is subject to:
• Taxes for the year 2025 and thereafter, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 3700, Page 32, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 3944, Page 377, in the Register's Office for Davidson County, Tennessee

• 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

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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:
The unit was assisted with a permanent mortgage loan funded by an AHP advance;
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);
The amount of the AHP subsidy that would be required to be repaid is $2,500 or less; or
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

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **538 Bellevue Road N, Nashville, Tennessee 37221**.

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 31 DAY OF MARCH, 2025.

James R. Shrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. SHRUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 31, 2025 (date of document).

Affiant Signature

10-11-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of April, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26