Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-2531

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~6th~~ 10th day of June, 2025

Notary Public

Commission Expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1283833 DEEDWARR
06/10/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,089.65
20250610-0045581

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ricardo Valdez Rivera 3285 Anderson Rd Antioch, TN 37013	New Owner	150-03-0-069.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ricardo Valdez Rivera, a married man,

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 Lot No. 79 on the map of The Country, Section 3, as of record in Book 5200, page 44, Davidson County Register's Office. Said Lot No. 79 fronts 75.0 feet on the Easterly margin of Anderson Road and runs back 220.43 feet on the Northerly line and 192.88 feet on the Southerly line, to a line in the rear, measuring 79.48 feet thereon.

Being the same property conveyed to Timothy A. Hendricks and Anna K. Hendricks by Special Warranty Deed from The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2 of record in Instrument No. 20040719-0086010 Register's Office for Davidson County, Tennessee, dated June 22, 2004 and recorded on July 19, 2004.

Being the same property conveyed to Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Timothy A. Hendricks and Anna K. Hendricks of record in Instrument No. 20190128-0007900 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 28, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3285 Anderson Rd, 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 so 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.

Dated this the 6th day of June, 2025.

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

By: _____
Timothy A. Hendricks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Olga Lopez of the state and county mentioned, personally appeared Timothy A. Hendricks, President of Tennessee Affordable Housing LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Tennessee Affordable Housing LLC, the within named bargainor, a Limited Liability Company, and that such Timothy A. Hendricks, President of Tennessee Affordable Housing LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Brentwood, TN, this 6th day of June, 2025.

Olga Lopez
Notary Signature

Printed Name: Olga Lopez

My commission expires: 4/4/2028



Certificate of Authenticity

I, Jennifer Russell, 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 6/6/25.

Date

Jennifer Russell

Affiant Signature

6/6/25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 6 day of June, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

202506100045581