Karen Johnson Davidson County
Batch# 1369292 DEEDWARRSP
01/13/2026 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,724.90
20260113-0002973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,190.00.

X _____
Affiant

LORI BUIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of Janaury, 2026.

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 6/29/27
File No. 25-24610

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nereida Anastacio Guevara and Gabriel Navarro Sánchez (NAME)	U.S. Bank, National Association (NAME)	32-16-A-2
2021 Creekland View Blvd (STREET ADDRESS)	4801 Frederica Street (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSER, CONVEY AND SPECIALLY WARRANTY UNTO **Nereida Anastacio Guevara and Gabriel Navarro Sánchez, wife and husband**, 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:

Being Lot No. 2, on the plan of Heritage Creek, Phase 1A, as shown by plat of record in Instrument No. 20211110-0149949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Business Corporation, by Special Warranty Deed from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of the Testamentary Trusts Under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., Dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee General Partnership, and Edward C. Galbreath, Jr., a resident of the State of Tennessee, of record in Instrument No. 20200131-0011678, dated January 30, 2020 and filed of record on January 31, 2020, in the Register's Office of Davidson County, Tennessee.

This transfer is also subject to the following restrictions:

The Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Rise Up Program (RUP), 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 RUP 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 RUP 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 RUP 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 RUP-assisted household's investment; unless one of the following exceptions applies:

1. 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 (in which case the retention period ends with the conveyance to such purchaser);

2. The amount of the RUP subsidy that would be required to be repaid is $2,500 or less; or

3. 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 RUP-assisted homeowner.

These restrictions shall not run with the land and shall be released upon satisfying the conditions contained herein

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property known as 2021 Creekland View Boulevard, Nashville, TN 37207

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 9th day of January, 2026.

Clayton Properties Group, Inc., a Tennessee Corporation

By: Jennifer Wilkerson
Jennifer Wilkerson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jennifer Wilkerson, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 9th day of January, 2026.

Da Nita Lane
Notary Signature
My commission expires: 12/27/2027

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **1/9/2026** (date of document).

Affiant Signature

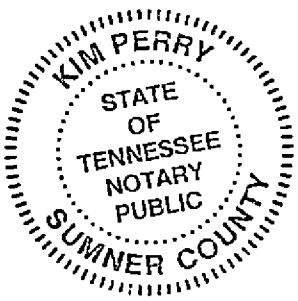
1/9/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **9th** day of **January**, 20**26**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29