ADDRESS NEW OWNER: Alazar Bogale and Amanawit Kibret
197 Claybrook Lane
Antioch, TN 37013

SEND TAX BILL TO: New Owners

MAP-PARCEL NOS. 173-15-0A-096.00

Karen Johnson Davidson County
Batch# 1408847 DEEDWARR
04/21/2026 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,398.60
20260421-0032467

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Charles Matthew Griffin and Brianna Howard Griffin, husband and wife (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alazar Bogale and Amanawit Kibret, a married couple** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A, Lot 89, of record in Plat at Instrument No. 20011009-0109754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Matthew Griffin and wife, Brianna Howard Griffin by Warranty Deed from Zachary A. Willis and wife, Kristen R. Willis, of record in Instrument No. 20150316-0022325, dated March 13, 2015 and recorded March 16, 2015, 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) 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.

This is property with a common address of 197 Claybrook Lane, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Plan of Mill Run Subdivision, Phase 2 (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A and Lot 89 of record in Instrument No. 20011009-0109754, Register's Office for Davidson, Tennessee.(3) Declaration of Covenants Conditions and Restrictions for Mill Run of record in Book 11675, page 472, amended in Instrument No. 20000215-0015152, Instrument No.20020701-0079016, Instrument No. 20021121-0144876 and Instrument No. 20211129-0157060, Register's Office for Davidson, Tennessee.(4) By-Laws for Mill Run of record in Book 11675,page 497 (Exhibit "A" of the DCCR), Register's Office for Davidson, Tennessee.(5) Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson, Tennessee.(6) Sanitary Sewer Easement of record in Book 10448, page 188, Register's Office for Davidson, Tennessee.(7) Charter and Articles of Organization for Mill Run Homeowner Association of record in Instrument No. 19991207-0300674, Register's Office for Davidson, Tennessee.(8) Stormwater Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson, Tennessee.(9) Landscape Easement of record in Instrument No. 20010405-0033587, Register's Office for Davidson, Tennessee.(10) Agreement for Grant of Easement for Conservation Greenby and between Mill Run, LLC and The Metropolitan Government of Nashville and Davidson County, acting by and through its Board of Parks and Recreation of record in Instrument No. 20011024-0116286, Register's Office for Davidson, Tennessee.(11) Quitclaim Deed to Nashville Mill Run Homeowners Association Inc. for open space (Phases 1A and 2) of record in Instrument No. 20011219-0139981, Register's Office for Davidson, Tennessee.(12) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance of record in Instrument No. 20111117-0089838, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of April 2026.

X _____
Charles Matthew Griffin

X _____
Brianna Howard Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Matthew Griffin and Brianna Howard Griffin, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of April 2026.

_____
Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $378,000.00.

Affiant

Subscribed and sworn before me this 17th day of April 2026.

Notary Public
My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

File No. 2604-036

Certificate of Authenticity

I, Holly A Mason, 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 4/16/26.

Affiant Signature

4/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2026

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON