Karen Johnson Davidson County
Batch# 1411723 DEEDWARR
04/27/2026 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,145.15
20260427-0036196

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Y-ON-26-2066

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24th~~ 27th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/24/2028
(AFFIX SEAL)

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)
Emma Analidiz Ramirez	New Owner	
(NAME) **2066 Nashboro Boulevard**	(NAME)	**135-12-0B-047.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **ANNE JAY, A SINGLE PERSON AND WILLIAM J. MCKENNA, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMMA ANALIDIZ RAMIREZ, UNMARRIED WOMAN,** 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:

Being Unit No. 47 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, as of record in Plat Book 11700, Page 49-50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anne Jay, a single person and William J. McKenna, an unmarried person, tenants in common with right of survivorship by Warranty Deed from Jimmie L. Shannon, Trustee of Jim and Gloria Shannon Living Family Trust Dated June 26, 2017 of record in Instrument No. 20230424-0029967 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 24, 2023.

This conveyance is subject to:
• All matters shown on Plat recorded in Book 11700, Pages 49 and 50 which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Book 11703, Page 520; Book 4827, Page 14 and Instrument No. 20000316-0027171, Instrument Number 20010322-0027768 and Instrument Number 20050222-0018813 and Revised Parking Rules Instrument Number 20110923-0073937 and Instrument Number. 20031118-0168332 and Instrument Number 20050222-0018814, Register's Office for Davidson County, Tennessee.
• Charter for Fairway Pointe Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
• Easement(s) of record in Book 8870, Page 887 and Book 8870, Page 932, Register's Office for Davidson County, Tennessee.
• Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4868, page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
• Easement for Cart Path of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
• Judgement of Declaration of taking for J. Percy Priest Dam of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
• Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

• Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
• QuitClaim Deed for common areas to Fairway Pointe Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
• Fairway Pointe Homeowners Association, Inc., Parking Rules of record in Instrument Number 20091105-0102438, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed of Common elements of record in Instrument Number 20021211-0152724, in the Register's Office for Davidson County, Tennessee.
• Fairway Pointe Homeowners Association Revised Parking Rules of record in Instrument Number 20190626-0062010 and Instrument No. 20190313-0023223, 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) 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:
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);
The amount of the RUP 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 RUP-assisted homeowner.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2066 Nashboro Boulevard, Nashville, Tennessee 37217**.

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 24th DAY OF APRIL, 2026.

Anne Jay

William J. McKenna

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE JAY, 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 24th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. MCKENNA, 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 24th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/24/2026 (date of document).

Affiant Signature

4/27/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

