This Instrument Prepared by and returned to:
Lillian R. Gilmer, Esq.
RENO & CAVANAUGH, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

ADDRESS NEW OWNER:
Habitat for Humanity of Greater Nashville
414 Harding Place, Suite 100
Nashville, TN 37211

SEND TAX BILL:
To New Owner*

MAP AND PARCEL:
050-07-D-024.00-CO

Karen Johnson
Batch # 1422116
05/19/2026 02:40:45 PM
Fees: $18.00 Taxes: $966.58
Davidson County
DEEDWARRSP
3 pgs
20260519-0045057

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $261,238.84.

Affiant

Subscribed and sworn to before me, 15th day of May, 2026.

Notary Public

TAMMY FRANK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-24-2029

My Commission expires: 9/24/2029

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LATISHA BURNS**, an unmarried person (hereinafter called the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **HABITAT FOR HUMANITY OF GREATER NASHVILLE**, a Tennessee non-profit corporation (hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Village by the Creek, Section 10A, R-10 Cluster Lot Subdivision, of record in Instrument No. 20230209-0009601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Latisha Burns, an unmarried person, by Special Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee nonprofit corporation, dated the 1st day of December, 2023, recorded on the 5th day of December, 2023, in Instrument No. 20231205-0094000, in the Register's Office for Davidson County, Tennessee. corporation, who took title as Habitat for Humanity of Greater Nashville, Inc.

The above-referenced land is improved property known as 3950 Ewing Valley Road, Nashville, Tennessee 37207 (the "Property").

This conveyance is made subject to the following:

1. Taxes for 2026 and subsequent years.
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20210310-0031349, said Register's Office.
3. Matters shown on the Plan of record as Instrument No. 20230209-0009601, said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions for Village By The Creek Section 10 of record as Instrument No. 20231116-0089293, said Register's Office.
5. Declaration of Restrictive Covenants in favor of Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20231205-0093999, said Register's Office and as amended by Amendment to Restrictions filed for record as Instrument No. 20250523-0041010, in said Register's Office.

6. Deed Restrictions by and between Latisha Burns and Metropolitan Development and Housing Agency of Nashville, Tennessee, dated December 1, 2023, of record as Instrument No. 20231205-0094001, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, her heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

NON-DISCRIMINATION

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another proposed involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind or account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

WITNESS my hand this 15th day of May, 2026.

LATISHA BURNS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammy Frank, a Notary Public of said County and State, **Latisha Burns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of May, 2026.

Notary Public

My Commission Expires: 9/24/2029

