Karen Johnson Davidson County
Batch# 1482791 DEEDWARRSP
10/09/2026 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $777.00
20261009-0093019

This Instrument Prepared By:
The Housing Fund, Inc.
1009 Gallatin Pike S,
Madison, TN 37115

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Latasha Murphy & Anthony Murphy	Owner at Owners Address	092-07-0-205.00
2409 Batavia St		
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of September, 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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and no/100 Dollars ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HOUSING FUND, INC.**, a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Latasha Renea Murphy and Anthony Dewayne Murphy, wife and husband**, hereinafter called the Grantee, their heirs and assigns, all of the Improvements (as hereinafter defined) on that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), and subject to the terms of that certain Ground Lease Agreement by and between the Grantor and the Grantee dated as of September 30, 2026 (the "Ground Lease").

As used in this Deed, the term "Improvements" means the following: "All buildings, fixtures, structures, and other improvements presently constructed and located on the Property."

For the avoidance of doubt, it is the intention of the parties that the real property underlying the Improvements conveyed herein remain vested in Grantor and that this Deed convey only such Improvements as are presently erected upon the subject Property. This Deed shall automatically terminate, and ownership of the Improvements shall revert to the Grantor, upon the expiration or earlier termination of the Ground Lease.

This conveyance is made subject to all zoning, building, and other laws and regulations that may affect the Improvements; restrictions, easements, encumbrances, and other matters of record; and current year's taxes and subsequent years, a lien not yet due and payable.

The Improvements are located on improved real property known as: 2409 Batavia Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said Improvements, located on the Property, which Improvements are and shall remain real property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns in fee simple.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Improvements for Grantees, [their heirs and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth hereinabove), but not further or otherwise. This conveyance is expressly made subject to the matters set forth hereinabove.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30 day of September, 2026.

GRANTOR:

THE HOUSING FUND, INC., a Tennessee nonprofit corporation

By: Angela Belcher, EVP+Chief Operating Officer

Name: Angela Belcher EVP, COO

Title: Exec VP COO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, J Kaye Clark, a Notary Public of said County and State, personally appeared Angela Belcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be EVP/COO of THE HOUSING FUND, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such EVP/COO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Angela Belcher.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30 day of September, 2026.

J Kaye Clark
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

EXHIBIT A
TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of G.W. Ashcrfat's Subdivision of Lot No. 11, of the Boyd McNairy Tract, as of record in Book 57, Page 59, Register's Office for said County.

Said Lot No. 20 fronts 35 feet on the Southerly side of Batavia, formerly Prospect Street, and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Jessie Jordan, a single woman by Warranty Deed from Pauline Lewis, a single woman of record in Book 5047, Page 175, Register's Office for Davidson County, Tennessee, dated July 16, 1976 and recorded on July 19, 1976.

Being the same property conveyed to Charmaine Hockett Turner by Trustees Deed Deed from T.T. Hockett, Jr., Trustee of record in Book 9640, Page 926, Register's Office for Davidson County, Tennessee, dated April 06, 1995 and recorded on April 07, 1995.

Being the same property conveyed to Stephen C. Taylor, Sr., by Final Decree Confirming Sale of record in Instrument No. 20020116-0006518, Register's Office for Davidson County, Tennessee, dated January 14, 2002 and recorded on January 16, 2002.

Decree for Redemption vesting title in Charmaine Hockett Turner recorded in Instrument No. 20020709-0082099, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by Final Decree Confirming Sale of record in Instrument No. 20050309-0026277, Register's Office for Davidson County, Tennessee, dated February 02, 2005 and recorded on March 09, 2005.

Being the same property conveyed to The Housing Fund by Quit Claim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20190409-0032368 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 09, 2019.

Being the same property conveyed to The Housing Fund by Quit Claim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20250912-0073132 Register's Office for Davidson County, Tennessee, dated September 12, 2025 and recorded on September 12, 2025.

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 the 30 day of September, 2026.

Affiant Signature

9/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature

My Commission Expires: 7/14/2030

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY