This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
TN1719, LLC
47 Sarah Drive
Farmingdale, NY 11735

MORTGAGEE:
None

Karen Johnson Davidson County
Batch# 237487 **DEEDWARR**
06/03/2019 08:43:43 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20190603-0052207

SEND TAX BILL TO:
Owner

Map/Parcel
#08111044000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dixon Memorial United Methodist Church, Inc., a Tennessee non-profit corporation**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **TN1719, LLC, a New York limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 188 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called Addition to the Town of McGavock, as shown by plat and survey of record in Book 21, page 41, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 188 fronts 50 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Dixon Memorial United Methodist, Inc., a Tennessee corporation, by Warranty Deed dated April 7, 1993, from Frank T. Cotter, Jr. and wife, Liddye C. Cotter of record in Book 8911, page 315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **unimproved** property known as **1712 12th Avenue North, Nashville, Tennessee 37208.**

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, its successors heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-19-1719

WITNESS OUR HANDS, this the 25th day of **April, 2019.**

Dixon Memorial United Methodist Church, Inc., a Tennessee non-profit corporation

By: Its Board of Trustees

By: _____
Lucius Talley, Chairman

By: _____
Mary Johnson, Member

By: _____
George Adkisson, Member

By: _____
Kenny Robertson, Sr., Member

By: _____
James Moore, Member

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 **Lucius Talley**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chairman of the Board of Trustees of the **Dixon Memorial United Methodist Church, Inc. a Tennessee non-profit corporation**, and he as such Chairman of the Board Trustees of the Dixon Memorial United Methodist Church, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Chairman of the Board of Trustees of the Dixon Memorial United Methodist Church, Inc., by himself as such Chairman of the Board of Trustees of the Dixon Memorial United Methodist Church, Inc..

WITNESS my hand and official seal this 25 day of April, 2019.

_____
R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Mary Johnson, George Adkisson, Kenny Robertson, Sr. And James Moore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of the Board of Trustees of the **Dixon Memorial United Methodist Church, a Tennessee non-profit corporation**, and they as such Members of the Board Trustees of the Dixon Memorial United Methodist Church, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing their names as Members of the Board of Trustees of the Dixon Memorial United Methodist Church, by themselves as such Members of the Board of Trustees of the Dixon Memorial United Methodist Church.

WITNESS my hand and official seal this 25th day of April, 2019.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2019.

NOTARY PUBLIC

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

My Commission Expires:

File #19040151