Name and Address of New Owner:
Jody M. Hodges and Karla Hodges
270 Wallace Road
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10508017000

Karen Johnson Davidson County
Batch# 318298 DEEDWARR
11/22/2019 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $55.50
20191122-0120560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Morning Star Missionary Baptist Church, a Tennessee not-for-profit corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jody M. Hodges and Karla Hodges, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being part of Lots 3 and 4 in Lumsden, 3rd addition. Beginning at the southwest corner of Partee and Mill Street; thence along the southern margin of Mill Street 100 feet to a point; thence easterly 100 feet to the west line of Partee Street; thence northerly 30 feet to the beginning.

Being the same property conveyed to Morning Star Baptist Church by Quitclaim Deed from Arthur Wilcox, Jr. dated April 12th 1999 and recorded September 20th 1999 of record in Book 11667, Page 352 in the said Register's Office, Davidson County, Tennessee.

And further being the same property conveyed to Lizzie Harriss by Quitclaim from W.S. Whitman and wife, of record in Book 563, page 77, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Miss Bettie Louise Harris by Quitclaim Deed from Mrs. Mary B. Harris, surviving widow of Jesse J. Harris of record in book 3373, Page 634, Register's Office for Davidson County, Tennessee.

And finally being the same property conveyed to Arthur Wilcox, Jr. By Final Decree Confirming Sale of record in Book 10101, Page, 82, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 0 Creek Street Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of March, 2019.

Morning Star Missionary Baptist Church,
a Tennessee not-for-profit corporation

By: Donnel Wordlaw
Donnel Wordlaw, Trustee Chairperson

By: Fred Cawthon Deacon Chairman
Fred Cawthon, Deacon Chairman

By: Martha Brown, Treasurer
Martha Brown, Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2019, before me personally appeared Donnel Wordlaw, Trustee Chairperson of Morning Star Missionary Baptist Church, Fred Cawthon, Deacon Chairman of Morning Star Missionary Baptist Church, and Martha Brown, Treasurer of Morning Star Missionary Baptist Church, a Tennessee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of March, 2019.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bailii Rhea Marrero
(Affiant)

Sworn to and subscribed before me this
4th day of March, 2019.

Notary Public
My commission expires: Nov 8 2021
File No. 19-194

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

201911220120560

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212