Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me this 10th day of March, 2020.

Notary Public
My commission expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Karen Johnson Davidson County
Batch# 373174 DEEDWARR
03/17/2020 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20200317-0029226

Address of New Owner:	Send Tax Bills to:	Tax Information
Mackenzie Waggoner 2306 Merry Street Nashville, TN 37208	NEW OWNER	P/O 092 07 0258.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Merry Street Church of God 7th Day Inc., a Tennessee Corporation** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mackenzie Waggoner** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 2306 of the Rosie Freeman Development, a Horizontal Property Regime with Private Elements located tat Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Rosie Freeman Development, a Horizontal property Regime with Private Elements of record in as Instrument No. 20190415-0034362 and amended in Instrument No. 20200131-0011877, and No. 20200131-0011877 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Rosie Freeman Development a Horizontal Property Regime with Private Elements contained in said Declaration the plat file ad Exhibit "B" to said Declaration appearing in Instrument 20190415-0034362 and amended in Instrument No. 20200131-0011877 and No. 20200131-0011877 and ByLaws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part

hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Merry Street Church of God 7th Day by deed from Clarence T. Ross and wife, Johnnie Louise Ross, of record in Instrument No. 20020628-0077980, Register's Office for Davidson County, Tennessee, and dated June 17, 2002.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20190415-0034362 and amended in Instrument No. 20200131-0011877 and No. 20200131-0011877 Register's Office for Davidson County, Tennessee.

2. Charter for Rosie Freeman Development Homeowners Association of record in Instrument No. 20190415-0034361 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2306 Merry Street, Nashville, TN 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 10th day of March, 2020.

Merry Street Church of God 7th Day Inc., a Tennessee Corporation

By: Bishop Robert L Ross
Bishop Robert Ross

By: Michael Ross
Michael Ross, President

By: Joanne Hockett
Joanne Hockette, Secretary

202003170029226

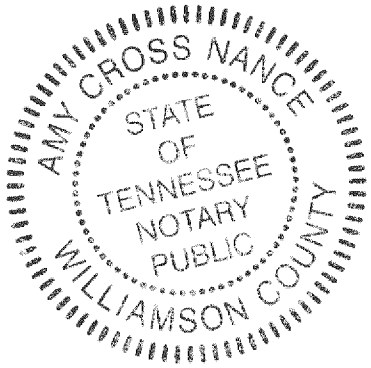
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Robert Ross, Michael Ross, and Joanne Hockette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Authorized Agents of Merry Street Church of God 7th Day the within named bargainor, and as such authorized agents being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Merry Street Church of God 7th Day.

Witness my hand and seal, at office in Franklin TN, this 10th day of March, 2020.

Notary Public

My Commission expires: 2/12/23



True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23