WARRANTY DEED

Karen Johnson Davidson County
Batch# 383904 **DEEDWARR**
04/09/2020 12:29:29 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20200409-0037711

A-BC-20-2121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF APRIL 2020.

Notary Public

MY COMMISSION EXPIRES: 05-07-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beam Construction, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **P.O. Box 292571**	(NAME)	**092-07-0-426.00**
(ADDRESS) **Nashville, TN 37229**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCNAIRY HILL UNITED PRIMITIVE BAPTIST CHURCH, A NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEAM CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of John Langham's of record in Plat Book 57, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McNairy Hill united primitive Baptist church, by Warranty deed from Big Harpeth united primitive Baptist association of record in Instrument No. 20070522-0060979 Register's Office for Davidson County, Tennessee, dated January 29, 2005 and recorded on May 22, 2007.

Being a portion of the same property conveyed to McNairy Hill United Primitive Baptist Church, a non-profit corporation by Quitclaim deed from McNairy Hill United Primitive Baptist Church, a Tennessee non-profit corporation of record in Instrument No. 20090902-0082680 Register's Office for Davidson County, Tennessee, dated September 01, 2009 and recorded on September 02, 2009.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2121 Hermosa St, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 7 DAY OF APRIL, 2020.

McNairy Hill United Primitive Baptist Church, a non-profit corporation

BY: _____
John T. Gassaway
Pastor and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN T. GASSAWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PASTOR AND AUTHORIZED AGENT of MCNAIRY HILL UNITED PRIMITIVE BAPTIST CHURCH, A NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PASTOR AND AUTHORIZED AGENT.

Witness my hand and official seal, this the 7th of April, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212