Karen Johnson Davidson County
Batch# 408566 DEEDWARR
06/01/2020 01:17:30 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20200601-0056091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MAKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Prince of Peace Church of God In Christ	New Owner	072-06-0-173.00
(NAME)	(NAME)	
1085 Zophi Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth R Hobbs**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Prince of Peace Church of God In Christ**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 55 feet of the westerly 105 feet of Lot No. 45 on the revised and corrected map of Sub-division of Casper Zophi's Place, as shown by plat of record in Plat Book 547, Page 21 and 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot No. 45 fronts 55 feet on the Northerly side of Zophi Street and runs back between parallel lines 162 feet, more or less, on the West line and 165 feet, more or less, on the East line to the Southerly margin of Thomas Street, and shows 55 feet on said street.

Being the same property conveyed to Full Gospel Pentecostal Church by Warranty Deed from Henry R. Slaughter and Hazel M. Slaughter, husband and wife, of record in Instrument No. 20090507-0042137, in the Register's Office of Davidson County, Tennessee, dated May 6, 2009, and recorded on May 7, 2009.
Further being the same property conveyed to Kenneth R. Hobbs by Quitclaim Deed from Full Gospel Pentecostal Church, of record in Instrument No. 20180713-0067988, in the Register's Office of Davidson County, Tennessee, dated July 12, 2018, and recorded on July 13, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1085 Zophi Street, Nashville, TN 37216

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 and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs 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.

Witness my hand this 20th day of May, 2020.

Kenneth R Hobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth R Hobbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY