Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0793

Karen Johnson Davidson County
Batch# 473966 DEEDWARR
09/11/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $386.65
20200911-0104005

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of September, 2020

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Realty Up LLC 2864 Evergreen Ridge Point Nashville, TN 37217	NEW OWNER	093-16-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Saint Luke's Primitive Baptist Church, a Tennessee Corporation, d/b/a St. Luke Primitive Baptist Church

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Realty Up LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 131 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page (s) 84 and 85, 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 the same property conveyed to Saint Luke's Primitive Baptist Church, a Tennessee Corporation, d/b/a St. Luke Primitive Baptist Church by Warranty deed from Estate of Morris Levine, deceased, represented by Gay Levine Eisen, Executrix of record in Instrument No. 20120831-0078904 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on August 31, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 121 Lewis Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of September, 2020.

Saint Luke's Primitive Baptist Church, a Tennessee Corporation, d/b/a St. Luke Primitive Baptist C hurch

By: _____
Robert Frazier, Jr, Chairman of Deacon Board

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Frazier, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chairman of Deacon Board** for **Saint Luke's Primitive Baptist Church**, a **Tennessee Corporation, d/b/a St. Luke Primitive Baptist Church** and that he is authorized by **Saint Luke's Primitive Baptist Church, a Tennessee Corporation, d/b/a St. Luke Primitive Baptist Church** to exeucte this instrument on its behalf as such **Chairman of Deacon Board.**

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of September, 2020.

_____
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Jennifer Pennell, 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 Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 2-22-2022

202009110104005