Karen Johnson Davidson County
Batch# 537312 DEEDWARR
12/17/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $381.10
20201217-0149739

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Katelyn Nelson
Affiant

Subscribed and sworn to before me, this 6th day of November, 2020.

Brenda Huntsman
Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Realty Up, LLC. 2864 Evergreen Ridge Pt Nashville, TN 37217-3885	New Owner	093-16-0-0384.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fairfield Missionary Baptist Church, Inc., aka Fairfield Baptist Church**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Realty Up, LLC.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the northerly 15 feet of Lot No. 11 and the southerly 20 feet of Lot No. 10 of Hermitage Addition to Nashville, Block "G", which is recorded in Book No. 57, Pages 42 and 43, of the Register's Office for Davidson County, Tennessee.

Said 15 feet of Lot No. 11 and 20 feet of Lot No. 10 front together 35 feet on the easterly side of Decatur Street and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Fairfield Baptist Church by Quitclaim Deed from Ronald Earl Cole and Jewel Cole Jackson and Donzella Cole Coleman, dated 7/31/1999 and recorded 11/9/1999 in Book 11737, Page 219, Register's Office for Davidson County, Tennessee. For further information, see Order of record as Instrument No. –20201217014973 8–, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book No. 57, Pages 42 and 43, of the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as: 7 Decatur St., 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 6th day of November, 2020.

Fairfield Missionary Baptist Church, Inc.

BY: _____
Sheryl Thomas, Deacon

BY: _____
Maurice Southall, Deacon

State of Tennessee)
County of Sumner)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sheryl Thomas and Maurice Southall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Deacons of Fairfield Missionary Baptist Church, Inc., a Tennessee Non-profit Corporation, and that they as such Deacons being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this the 6th day of November, 2020.

_____
Notary Public:
Commission Expires: 10/15/22



True Copy Certification

I, Brenda Huntsman, do hereby make 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021

Notary's Seal (if on paper)

