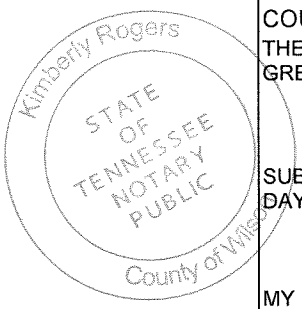
WARRANTY DEED

Karen Johnson Davidson County
Batch# 586140 DEEDWARR
03/05/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210305-0029568



STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6.9.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrei Apruda	Andrei Apruda	
(NAME)	(NAME)	
5472 Indian Hills	8472 Indian Hills Drive	Map/Parcel 09800020800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, We **New Beginning International Ministry, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrei Apruda and Alexandra Apruda, husband and wife,** hereinafter called the GRANTEE(S), their 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. 1, on the plan of BOUNDARY SURVEY FOR JOHN D. LILES AND WIFE LISA A. LILES, as shown on plat of record in Instrument 201611090118782, Register's Office for Davidson County and in Plat Book P28, Page 821, Register's Office for Wilson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to New Beginning International Ministry, Inc., a Tennessee Corporation by Warranty Deed from John Daniel Liles and wife, Lisa Liles, dated 11/09/2016, of record in Instrument 20161117-0121322, Register's Office for Davidson County, Tennessee and in Book 1730, Page 2102, in the Register's Office for Wilson County, Tennessee

All matters shown on the plat of record in Instrument 20140226-0016216, in the Register's Office for Davidson County, Tennessee and in Plat Book P27, Page 150, in the Register's Office for **Wilson County, Tennessee.** All matters shown on the plat of record in Instrument 20161109-0118782, in the Register's Office for **Davidson County, Tennessee** and in Plat Book P28, Page 821, in the Register's Office for Wilson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 201611170121322, Register's Office for Davidson County, Tennessee and in Book 1730, Page 2102, Register's Office for Wilson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Declaration of and Grant of Easements of record in Instrument 20161109-0118789, in the Register's Office for Davidson County, Tennessee and in Book 1730, Page 1078, in the Register's Office for Williamson County, Tennessee. Rights of tenants under any unrecorded leases

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 3179 Earhart Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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), his/her/their 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.

Effective the 23rd day of February, 2021.

New Beginning International Ministry, Inc., a Tennessee Corporation

By: _____

By: Brandon Williams, Pastor

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brandon Williams** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged to be the **Pastor of New Beginning International Ministry, Inc., a Tennessee Corporation** the within named bargainer, a corporation, and that, Brandon Williams as such Pastor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Brandon Williams as such Pastor.

Witness my hand and Official seal this 23rd day of February, 2021..

_____

Notary Public:

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

