WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

George Crutcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

W-SB-AR-21-0

Karen Johnson Davidson County
(A Batch# 605689 DEEDWARR
04/01/2021 01:37:29 PM 2 pgs
Fees: $13.00 Taxes: $74.00

20210401-0043335

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

ADDRESS NEW OWNER (S) AS FCLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stateland Missionary Baptist Church	**New Owner**	
(NAME) **0 Wright Avenue**	(NAME) PO Box 765	**75-9-145.02**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Hermitage TN 37076	
(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, **DORA ANN ROBERSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STATELAND MISSIONARY BAPTIST CHURCH,** 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 the 4th Civil District of Davidson County, Tennessee, described as follows:Beginning at a point in the Southerly margin of a road, and opposite Stateland Baptist Church, said point being a common corner with Corder property; thence Easterly with the margin of said Road 88 feet, more or less, to a point; thence Southerly 184 feet, more or less, with line of Washington to a point; thence Southeasterly with line of Washington 88 feet, more or less, to a point; thence Northerly 217 feet, more or less to the beginning.

Being the same property conveyed to Dora Ann Roberson by Warranty Deed from Henry Davis and wife, Emma Davis of record in Book 7672, page 231, Register's Office for Davidson County, Tennessee, dated October 06, 1988 and recorded on October 07, 1988.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Wright Avenue, Old Hickory, Tennessee 37138**.

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 31st DAY OF MARCH, 2021.

Dora Ann Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA ANN ROBERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

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