Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $459,900.00

Affiant

Subscribed and sworn to before me this 15th day of April, 2021.

Notary Public
My commission expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 618642 **DEEDWARR**
04/20/2021 10:07:51 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20210420-0052657

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Percy Huston, V 2310 Merry Street Nashville, TN 37208	NEW OWNER	P.O. 092-07-0-259

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Merry Street Church of God (7th Day) Inc., a Tennessee Corporation** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Percy Huston, V, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 2310A of the Rosie Freeman Development Phase 2, a Horizontal Property Regime with Private Elements located tat Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Rosie Freeman Development, a Horizontal property Regime with Private Elements of record in as Instrument No. 20200608-0058505 and amended in Instrument No. 20210204-0016552 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Rosie Freeman Development Phase 2, a Horizontal Property Regime with Private Elements contained in said Declaration the plat file ad Exhibit "B" to said Declaration appearing in Instrument No. 20200608-0058505and ByLaws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the the same property conveyed to Merry Street Church of God (7th Day), a Tennessee nonprofit corporation by Quitclaim Deed from Nashville Area Habitat for Humanity, Inc. a Tennessee nonprofit corporation, of record in Instrument No. 20020806-0094253, Register's Office for Davidson County, Tennessee, and dated July 2, 2002.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Boyd McNairy of record in Plat Book 21 Page 93 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20200608-0058505 and amended in No. 20210204-0016552 and as further amended or of record Register's Office for Davidson County, Tennessee.

3. Charter for Rosie Freeman Development Phase 2 Homeowners Association of record in Instrument No.20200608-0058504 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2310 Merry Street, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of April, 2021.

Merry Street Church of God (7th Day) Inc., a Tennessee Corporation

By: _____
Michael Ross, Minister

By: _____
Joanne Hockett, Secretary

By: _____
Robert Ross, Bishop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Michael Ross, Minister, Joanne Hockett, Secretary and Robert Ross, Bishop, with whom I am personally acquainted, and who acknowledged himself to be the minister, secretary, and bishop of Merry Street Church of God Inc., a Tennessee Corporation the within named bargainor, and as such minister, secretary, and bishop being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Merry Street Church of God Inc.

Witness my hand, at office, this 15 day of April 2021.

_____
Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY