Karen Johnson Davidson County
Batch# 619371 DEEDWARR
04/20/2021 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20210420-0052978

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-175

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2021

Notary Public

Commission Expires: _____

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 245 Foster St Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	082-110-065.00

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,

The Church at Settle Court, a Tennessee Non Profit Organization

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

Brandon Adams, Trustee of The 245 Foster St Trust

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:

Parcel 1: Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 20 and the westerly 20 feet of the southerly 100 feet of Lot No. 21 on the map of Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 663, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 20 and 21 front together 70 feet on the northerly side of Foster Street and run back between parallel lines 100 feet to a dead line.

Parcel 2: Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 21 on the map of Bryan's Addition to Edgefield, now East Nashville as of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 21, fronts 30 feet on the northerly margin of North Third Street, formerly Stewart Street, 100 feet to a dead line.

Parcel 3: Land in Nashville, Davidson County, Tennessee, being Lot No. 19 on the Plan of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 19 fronts 50 feet on the northerly margin of Foster Street and extends back between parallel lines, 165 feet to an alley, more or less.

Being the same property conveyed to Trustees of The Church at Settle Court by Quitclaim deed from Clarence A. L. Marcellus and wife, Johnetta Marcellus of record in Instrument No. 20001018-0103453 Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on October 18, 2000. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to The Church at Settle Court, a Tennessee Non Profit Corporation by Quitclaim Deed from Clarence A.L. Marcellus and Johnetta Marcellus recorded on April 13th, 2021 in Instrument Number 20210413-0048939, Register's Office,

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 improved property known as: **245 Foster St, Nashville, TN 37207.**

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 used, 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 16th day of April, 2021.

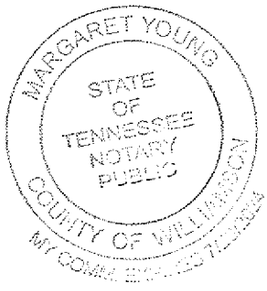
The Church at Settle Court, a Tennessee Non Profit Organization

By: _____
Clarence A.L. Marcellus, President

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Clarence A.L. Marcellus, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of The Church at Settle Court, a Tennessee Non Profit Organization the within named bargainor, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of April, 2021.



_____
Notary Public

My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021