Karen Johnson Davidson County
Batch# 640668 DEEDWARR
05/20/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20210520-0068677

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12706

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| First Baptist Church Joelton Inc., a Tennessee Not for Profit Corporation (NAME) | New Owner (NAME) | 022-00-0-104.00 |
| 7140 Whites Creek Pike (STREET ADDRESS) | same (STREET ADDRESS) | |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Mazella Melton, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **First Baptist Church Joelton Inc., a Tennessee Not for Profit Corporation Inc.,**, 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:

BEING two tracts of land in the Old 14th Civil District of Davidson County, Tennessee described as follows:

TRACT I: BEGINNING at a stake on the southerly margin of Goodlettsville Pike at the northeast corner of Lot No. 6 of Block "B" on the plan of Joelton Heights Subdivision as of record in Book 843, Page 48, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said pike North 59 degrees East 166 feet to a stake and hickory pointer; thence South 23 degrees East 13.6 poles to an ash on the west side of a hollow; thence South 47-3/4 degrees East 8.5 poles to a small ash; thence North 38-1/2 degrees East crossing said hollow, in all 3 poles to a stake; thence South 70-1/4 degrees East 10.6 poles to a stake in T. H. Sharer's north line with two beech pointers; thence South 68-1/2 degrees West 446 feet to a stake, a corner to the subdivision; thence North 17 degrees West 407 feet to the beginning.

TRACT II: BEGINNING at an iron pin corner of T. H. Sharer's northwest line and Paul E. Moore's south line, running thence 108 feet southeast to a beech tree pointer and to an iron pin corner; thence East 341 feet to an iron pin corner of T. H. Sharer's and W. L. Boyd's line; thence North 172 feet and 8 inches to an iron pin corner in Sharer's and Boyd's line; thence North 172 feet and 8 inches to an iron pin corner in Sharer's & Boyd's line; thence Northwest 251 feet to the beginning.

BEING the same property conveyed to Floyd Melton and wife, Mazella Melton by Warranty Deed from Ulyss

Paul Reese and wife, Ardath B. Reese, dated 4/13/1977 and recorded 4/14/1977 in Book 5136, Page 18, Register's Office for Davidson County, Tennessee.

The said Floyd Melton having since died on May 15, 2006, leaving the property vested solely in Mazella Melton.

Mazella Melton and Mazella H. Melton are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.:

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

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

The signature of Mazella Melton is signed by her duly appointed Attorney-in-fact Roger D. Melton, pursuant to the Power of Attorney recorded in Instrument #___202105200068676___, said Register's Office.

This is improved property, known as 3345 Union Hill Road, Joelton, TN 37080.

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 do 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. Whenever 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 19th day of May, 2021.

Mazella H. Melton by Roger D Melton AIF

Mazella Melton by Roger D. Melton, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Roger D. Melton, Attorney-in-Fact for Mazella H. Melton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 19th day of May, 2021.

D. TODD SOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

## TENNESSEE NOTARIAL CERTIFICATE
### (COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024