Karen Johnson Davidson County
Batch# 672478 DEEDWARR
07/07/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210707-0091579

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 5-18-2024

(AFFIX SEAL)

KELSIE HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
St. Macarius The Great Coptic Orthodox Church	OWNER	150-00-0 259.00
(NAME)	(NAME)	
2337 Orchard St.		
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David W. Turner, Trustee of the Turner Family Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **St. Macarius The Great Coptic Orthodox Church,** 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:

Land in the 3rd Civil District of Davidson County, Tennessee, according to a survey by Rex Northcutt, License No. 77, Northcutt Surveying, Shelbyville, TN dated September 30, 1994, and being more particularly described as follows:

Beginning at a metal pin on the west margin of Hobson Pike Road and the southeast corner of the Harold B. Jackson property, and being the northeast corner of the property herein described; thence with the said west margin, South 42 degrees 44' 39" West 83.13 feet to a concrete monument at a fence corner; thence South 43 degrees 43' 48" West 500.00 feet to a metal pin at the southeast corner of the property herein described; thence leaving said west margin, North 51 degrees 00' 00" West 284.72 feet to a metal pin in fence in the east line of the W.H. Rowlett Property, and being the southwest corner of the property herein described; thence with said east line, North 8 degrees 36' 30" East 410.19 feet to a metal pin at a fence corner at the northeast corner of the said Rowlett property, and a point in the south line of the above mentioned Jackson property, and being the northwest corner of the property herein described; thence with said south line, South 81 degrees 18' 03" East 579.11 feet to a metal pin at a corner post; thence South 8 degrees 01' 00" West 75.56 feet to the point of beginning, containing 5.14 acres more or less.

Being the same property conveyed to David W. Turner, Trustee of the Turner Family Living Trust by deed of record in Instrument No.20051128-0142570 and corrected in Instrument No. 20210624-0085896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☑

This is improved ☐ property, known as 0 Hobson Pike, Antioch, TN 37013

(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 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. 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 hands this 2nd day of July, 2021.

David W. Turner, Trustee of the Turner
Family Living Trust
By: David W. Turner, Trustee

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David W. Turner, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of David W. Turner, Trustee of the Turner Family Living Trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2021.

Notary Public
My Commission Expires: 5/18/2024

File No.: 22336

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021 (date of document).

Kelsie Holloway

Affiant Signature

7/12/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of July, 2021

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

