Karen Johnson Davidson County
Batch# 680323 DEEDWARRSP
07/21/2021 09:37:28 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20210721-0097610

This Instrument Prepared By:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
Fellowship Nashville
521 McIver Street
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
119-13-0-274.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Sworn to and subscribed before me this 14th day of July, 2021.

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Notary Public
My Commission Expires: 7.20.24

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Youth Encouragement Services, Inc. (formerly known as Youth Hobby Shop, Inc.), a Tennessee non-profit corporation**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fellowship Nashville, a Tennessee non-profit corporation,** hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 30, 31, 32, 33 and 34 on the Plan of Patterson's Subdivision of Maple Hill of record in Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Youth Hobby Shop, Inc. by Warranty Deed from Ethelyne Turrentine of record in Book 4378, page 291, Register's Office for Davidson County, Tennessee, dated November 06, 1969 and recorded on November 10, 1969. Youth Hobby Shop, Inc. is now known as Youth Encouragement Services, Inc. (see Articles of Amendment to the Charter of record in Book 10754, page 926, Register's Office for Davidson County, Tennessee).

This is improved property known as **521 McIver Street, Nashville, TN 37211.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and all future years, a lien not yet due and payable.; (2) All matters shown on the Plan of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee.; (3) All matters shown on the ALTA/ACSM Land Title Survey prepared by Christopher M. Vick, TN RLS No. 2164, Vick Surveying, LLC, dated April 8, 2021, Project No. 21-107c1.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

AND THE GRANTOR DOES FURTHER COVENANT and bind itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, against the lawful claims and demands of all persons claiming by, through or under GRANTOR (other than claims arising out of matters set forth above), but not further or otherwise. 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 hand this 14th day of July, 2021.

Youth Encouragement Services, Inc.

By: Gregory J. Allen
Its: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory J. Allen**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Youth Encouragement Services, Inc., the within named bargainor, a Tennessee non-profit corporation, and that he as such President executed the foregoing for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 14th day of July, 2021.

My commission expires: 7.26.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 26, 2024