Karen Johnson Davidson County
Batch# 705658 DEEDWARRSP
08/27/2021 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20210827-0115732

ADDRESS NEW OWNER: Shawn Williams
620 Oak Harbor Blvd, Ste 203
Slidell, LA 70458

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 09503005200

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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 all of which are hereby acknowledged, We, **Steve Ledbetter, Trustee of the Lebanon Road Church of Christ and Mark Pugh, Trustee of the Lebanon Road Church of Christ** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Shawn Williams** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 121 on an Advance copy of the Plan of Merry Oaks Subdivision, in the 3rd District of Davidson County, Tennessee, shown on a copy of a plan thereof prepared by W.W. Turner Company, Engineers, and described as follows:

Said Lot No. 121 is described as beginning at a point in the northerly margin of Sweetwood Road, the common corner of Lots 120 and 121; thence with the line between said lots, northerly 191.1 feet to a point in the southerly line of Lot 10; thence easterly, with the line between Lot 121 and Lots 10 and 11.88 feet to the common corner of Lots 121 and 122; thence with the line between said lots, southerly 191.1 feet to a point in the northerly margin of Sweetwood Road; thence with the margin of said Road, westerly 88 feet to the beginning.

Being Being the same property conveyed to Trustees of Lebanon Road Church of Christ by Warranty Deed from Paul R. Startup and wife, Juliadele Startup, retaining unto themselves an estate in years, of record in Book 6928, page 184, dated July 24, 1986 and recorded July 24, 1986, Register's Office for Davidson County, Tennessee. The said Paul R. Startup, also known as Paul Richard Startup, having predeceased Juliadele Startup. The said Juliadele Startup, also known as Juliadele Newton Startup, having since died August 31, 2019, thereby extinguishing Grantor's estate in years interest.

SAID PROPERTY IS BEING CONVEYED "AS-IS".

This is property with a common address of 2316 Sweetwood Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.(3) Restrictions, rights and covenants of Grantor and Grantee of record in Book 6928, page 184, Register's Office for Davidson County, Tennessee.

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

Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that is has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of August 2021.

LEBANON ROAD CHURCH OF CHRIST

By: Steve Ledbetter, Trustee
Steve Ledbetter, Trustee of the Lebanon Road Church of Christ

By: Mark Pugh, Trustee
1 Mark Pugh, Trustee of the Lebanon Road Church of Christ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Steve Ledbetter and Mark Pugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are authorized Trustees of Lebanon Road Church of Christ, the within named bargainor, and that they as such Trustees, being authorized so to do, executed the within instrument by signing the name of the Lebanon Road Church of Christ by themselves as such Trustees as its free act and deed.

Witness my hand and official seal at office, this 25th day of Aug. 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn before me this 25th day of August 2021.

Notary Public
My Commission Expires:

KIMBERLY THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 2108-187

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 August 25th 2021 (date of document).

Cindy S. Smith, Affiant

August 26, 2021

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of August, 20 21.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022