Karen Johnson Davidson County
Batch# 707992 DEEDWARR
08/31/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210831-0117488

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 30th day of August, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nashville Ethiopian Evanglical	**New Owner**	**18300008100**
2917 Chesney Ct.		
Hermitage, TN 37076 ~~Antioch, TN 37013~~		

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 ACKNOWLEDGE, WE,

Peng Bandith and wife, Bounpho Bandith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashville Ethiopian Evanglical Church, a Tennessee Non-Profit Corporation

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 Davidson County, Tennessee, according to a survey by J. Mark Cantrell, RLS #1859. Arrowhead Survey. 6701 Holt Road. Nashville, TN, dated October 2, 1997, and more particularly described as follows:

Beginning at a P.K. nail found at the intersection of the centerline of Battle Road and Old Hickory Blvd; thence North 63 degrees 41 minutes 19 seconds East 347.15 feet to an iron pin set at the Northeasterly corner of Jesse Oates property as described in Book 3702, Page 21, Register's Office for Davidson County, Tennessee, said pin being in the southerly right of way of Old Hickory Blvd. (30 foot ROW) and being the point of beginning for herein described property; thence leaving Oates and with said margin the following calls: North 60 degrees 03 minutes 53 seconds East, 139.51 feet to a point; North 71 degrees 29 minutes 00 seconds East, 97.58 feet to a point; north 86 degrees 14 minutes 11 seconds East, 40.83 feet to a point; North 89 degrees 26 minutes 58 seconds East, 116.33 feet to an iron pin found at the northwesterly corner of Thomas Bolton as recorded in Book 8912, Page 933, Register's Office for Davidson County, Tennessee; thence leaving Old Hickory Blvd. and with the Bolton the following calls: South 03 degrees 47 minutes 42 seconds West 581.57 feet to an iron pin found; South 02 degrees 47 minutes 03 seconds East 578.72 feet to an iron pin found in the northerly line of Steven Johnson as recorded in Book 8342, Page 679, register's Office for Davidson County, Tennessee; thence leaving Bolton and with Johnson, North 82 degrees 30 minutes 19 seconds West, 229.70 feet to an iron pin

found at the southeasterly corner of Mary Sue Clark as recorded in Book 8135, Page 844, Register's Office for Davidson County, Tennessee; thence leaving Johnson and with Clark North 13 degrees 27 minutes 16 seconds East, 545.37 feet to an iron pin found at the southeasterly corner of A.J. Burkitt as recorded in Book 7295, Page 99, Register's Office for Davidson County, Tennessee; thence leaving Clark and with Burkitt, North 40 degrees 32 minutes 19 seconds West 406.67 feet to a chiseled hole found in a rick at the southeasterly corner of said Oates; thence leaving Burkitt and with Oates, North 01 degrees 34 minutes 09 seconds East, 184.59 feet to the point of beginning, containing 5.59 acres more or less.

Being the same property conveyed to Peng Bandith and wife, Bounpho Bandith, by Warranty Deed from Khamtanh Phengnoi and wife, Onekeo Phanthalangsy, dated February 26, 1999, of record in Book 11379, Page 813, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 0 Old Hickory Blvd, Antioch, TN 37013.

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 in 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.

Peng Bandith Date: 8/27/21
Peng Bandith

Bounpho Bandith Date: 8/27/21
Bounpho Bandith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Peng Bandith and Bounpho Bandith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/2025

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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

8/27/21.

Date

Affiant Signature

8/27/21 8/30/2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

KRISTEN M. TRANI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)