Karen Johnson Davidson County
Batch# 709570 DEEDWARR
09/02/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $166.50
20210902-0118572

Warranty Deed

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sebastine Eraga	New Owner(s)	073-09-0-238.00 073-09-0-242.00 073-09-0-241.00
27038 Morena Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COVENANT OF THE CROSS CHURCH, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEBASTINE ERAGA, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot Nos. 14, 15 & 16 on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory B. Bullard, by Warranty Deed from North American Specialty Insurance Company, a New Hampshire corporation, of record in Instrument No. 20160520-0050615, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016 and recorded on May 20, 2016. (as to Lots 15 & 16)

Being the same property conveyed to Covenant of the Cross Church, by Quitclaim Deed from Gregory B. Bullard, of record in Instrument No. 20210818-0111801, in the Register's Office of Davidson County, Tennessee, dated August 16, 2021 and recorded on August 18, 2021. Scrivener's Affidavit of record in Instrument No. 20210820-0112941 (as to Lots 15 & 16)

Being the same property conveyed to Gregory B. Bullard, by Warranty Deed from North American Specialty Insurance Company, a New Hampshire corporation, of record in Instrument No. 20160520-0050613, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016 and recorded on May 20, 2016. (as to Lot 14)

Being the same property conveyed to Covenant of the Cross Church, by Quitclaim Deed from Gregory B. Bullard, of record in Instrument No. 20210818-0111800, in the Register's Office of Davidson County, Tennessee, dated August 16, 2021 and recorded on August 18, 2021. Scrivener's Affidavit of record in Insturment No. 20210820-0112940 (as to Lot 14)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2353 Cooper Terrace, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2021.

Covenant of the Cross Church

By: _____, Clerk

Jackie Holtz, Clerk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jackie Holtz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Clerk of Covenant of the Cross Church, a Tennessee Non-Profit Corporation, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2021.

_____
Notary Public

My Commission Expires: 1-6-25

MOLLY LANDMESSER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 06, 2025
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Joshua A. Terry,** 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 8/25/2021.

Affiant Signature

8/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON