WARRANTY DEED

Karen Johnson Davidson County
Batch# 721300 DEEDWARR
09/22/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.37
20210922-0127244

O-VRES-21-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,101.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
St. Ann Catholic Church		
(NAME)	(NAME) SAME AS NEW OWNER.	091-15-0-156.00
5105 CHARLOTTE AVE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN SWARTZ AND WIFE, STEPHANIE SWARTZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ST. ANN CATHOLIC CHURCH, an unicorporated religious association,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO- WIT:

BEGINNING ON THE EASTERLY MARGIN OF 52ND AVENUE, NORTH, AT A POINT 425 FEET SOUTHERLY FORM THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE; THENCE WITH THE EASTERLY MARGIN ON 52ND AVENUE NORTH SOUTHERLY 50 FEET; THENCE PARALLEL TO SAID CHARLOTTE AVENUE, EASTERLY 140 FEET TO THE WESTERLY MARGIN OF A 40 FOOT ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, NORTHERLY 50 FEET; THENCE PARALLEL TO SAID CHARLOTTE AVENUE, WESTERLY 140 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Steven Swartz and wife, Stephanie Swartz, by Warranty Deed from Anthony A. Little, married, of record in Instrument No. 20041025-0127698 Register's Office for Davidson County, Tennessee, dated October 18, 2004 and recorded on October 25, 2004.

THIS CONVEYANCE IS ALSO SUBJECT TO THE CODE OF CANON LAW AND THE STATUTES AND NORMS OF THE CATHOLIC DIOCESE OF NASHVILLE

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 52nd Ave N, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 16th DAY OF SEPTEMBER, 2021.

Steven Swartz, by his attorney in fact, Stephanie Swartz

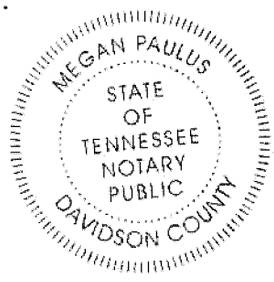
Stephanie Swartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE SWARTZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN SWARTZ, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN SWARTZ. SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 202109220127243.

Witness my hand and official seal, this the 16th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

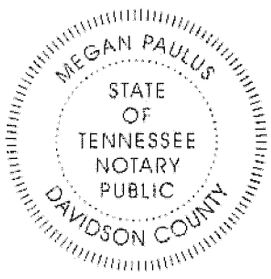


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE SWARTZ, the within named bargainor, 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 and official seal, this the 16th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Christie Daniels, 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 September 16, 2021.

Date

Christie Daniels

Affiant Signature

September 20, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202109220127244