WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Y-AA-21-0

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 753845 **DEEDWARR**
11/12/2021 10:51:25 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20211112-0150737

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
2400 Merry St, GP	**New Owner**	
(NAME)	(NAME)	**092-07-0-261.00** **092-07-0-262.00** **092-07-0-263.00** **092-07-0-265.00** **092-07-0-409.00**
P.O. Box 218489		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MT. NEBO BAPTIST CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2400 MERRY ST, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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 in Davidson County, State of Tennessee, described as follows, to wit:

Tract I - 0 Merry Street:
Map/Parcel : 092-07-0-261.00

Being the Westerly 10 feet of lot No. 20 and the Easterly 35 feet of Lot No. 19 on the Plan of Dr. Boyd McNairy's Subdivision of Lots Nos. 8, 9 and 10, of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said Lots Nos. 19 and 20 adjoin and front together 45 feet on the Northerly side of Merry Street and run back between parallel lines 192 feet, more or less, to an alley.

Tract II - 2318 Merry Street:
Map/Parcel: 092-07-0-262.00

Being the Westerly 65 feet of Lot No. 19 in Dr. Boyd McNairy's Subdivision of Lots 8, 9 and 10, of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee, described as follows:

Said Westerly part of Lot No 19 fronts 65 feet on the Northerly side of Merry Street, formerly Watkins Street, and runs back 192.6 feet, more or less, on the West line and 192.2 feet, more or less, on the East line to an alley and shows 65 feet on said alley.

Being the same property conveyed to Mt. Nebo Baptist Church by Warranty Deed from A. A. Gorin, Thomas Harding Gorin and Jefferson Allen Gorin of record in Book 9743, page 341, Register's Office for Davidson County, Tennessee, dated July 17, 1995 and recorded on July 20, 1995. (as to Tract I and Tract II)

Tract III - 2320 Merry Street:
Map/Parcel 092-07-0-263.00

Being the Easterly one-half (25 feet) of the Westerly one-half of Lot 18 and the Easterly one-half (50 feet) of Lot 18 in Brown and McGavock's Subdivision of Lots 8, 9 and 10 of Boyd McNairy's Addition to Nashville, a plan of which is of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said parts of Lot 18 front together 75 feet on the Northerly side of Merry Street (formerly Watkins Street) and extends back between parallel lines 193 \'b1 feet to an alley in the rear, measuring 75 feet thereon.

Being the same property conveyed to Mt. Nebo Baptist Church by Warranty deed from Ophelia M. Carney, a widow of record in Book 9761, page 809, Register's Office for Davidson County, Tennessee, dated August 09, 1995 and recorded on August 14, 1995. (as to Tract III)

Tract IV - 2400 Merry Street:
Map/Parcel: 092-07-0-265.00

BEING the easterly 1/2 of Lot No. 17 on the Map of Dr. Boyd McNairy's Subdivision, as of record in Book 21, Page 93, Register's Office for said County.

SAID part of said lot fronts 50 feet on the northerly side of Watkins Street and runs back between lines, 193 feet on the easterly line and 193.3 feet more or less on the westerly line, to an alley, measuring 50 feet thereon.

Tract V - 0 Merry Street:
Map/Parcel 092-07-0-409.00

LAND in Davidson County, Tennessee, being the easterly 30 feet of the westerly one-half of Lot No. 17 on the Map of Dr. Boyd McNairy's Subdivision of Lots Nos. 8, 9 and 10 as of record in Book 21, Page 93, Register's Office for said County.

SAID part of said lots fronts 30 feet on the northerly side of Merry Street, formerly Watkins Street, and runs back between parallel lines, 193 feet to an alley.

Being the same property conveyed to Mt. Nebo Baptist Church by Warranty deed from Ronald E. Coger and Maldyn Coger of record in Book 10690, page 749 and Correcting Warranty Deed in Book 9759, Page 297, Register's Office for Davidson County, Tennessee, dated November 20, 1997 and recorded on November 20, 1997. (as to Tract IV and Tract V)

This conveyance is subject to:
- Taxes for the year 2021, a liendue and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 & 2400 & 2320 & 2318 & 0 Merry St., Nashville, Tennessee 37208**.

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 3rd DAY OF NOVEMBER, 2021.

Mt. Nebo Baptist Church

BY: _____
Bennie Jean Brandon
Chair Person of the Trustees

BY: _____
Rosalind R. Spann
Trustee and Church Financial Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BENNIE JEAN BRANDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHAIR PERSON OF THE TRUSTEES of MT. NEBO BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHAIR PERSON OF THE TRUSTEES.

Witness my hand and official seal, this the 3rd of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROSALIND R. SPANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE AND CHURCH FINANCIAL SECRETARY of MT. NEBO BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE AND CHURCH FINANCIAL SECRETARY.

Witness my hand and official seal, this the 3rd of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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