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Advantage Title And Escrow, Inc.
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Nashville TN 37217 #15967

Karen Johnson Davidson County
Batch# 772462 **DEEDWARR**
12/13/2021 09:57:32 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20211213-0164497

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2021.

Notary Public

My commission expires: _____

(Notary Stamp) VICTORIA HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-24-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Iris Nashville Ministry	New owner	**083-08-0-057.00**
908 Preston Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Charles Byron Dollar and wife, Jennie N. Dollar and Jeffery B. Dollar

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Iris Nashville Ministry

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Section Four, Rosewood Heights of record in Plat Book 2330, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Westerly margin of Preston Drive, said point being the common corner of Lots Nos. 128 and 129; thence with the dividing line between said two lots, Westerly 223.5 feet to the rear corner of said lots; thence Southerly 209 feet to the Northerly margin of Eastland Avenue; thence with the margin of Eastland Avenue, Eastwardly 133.37 feet to the beginning of a curve; thence Northeasterly around said curve, having a radius of 20 feet, 30.06 feet to the Westerly margin of Preston Drive; thence with the margin of said Drive, Northeastwardly 207.78 feet to a monument; thence with said Drive, Northwardly 19.6 feet to the point of beginning.

Being the same property conveyed to Charles Byron Dollar and wife, Jennie N. Dollar and Jeffery B. Dollar and Elizabeth A. Welch joint tenancy with right of survivorship by Quitclaim deed from Charles Byron Dollar and wife, Jennie N. Dollar of record in Instrument No. 20170512-0047228 Register's Office for Davidson County, Tennessee, dated May 07, 2017 and recorded on May 12, 2017. The said Elizabeth A. Welch having since passed January 1st 2021 leaving her interest in the subject property to the said Grantors herein as remaining joint tenants with right of survivorship.

This is **improved** property known as **908 Preston Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTORS COVENANT with the said Grantee that they 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 follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of December, 2021.

C. Byron Dollar
Charles Byron Dollar

Jennie N. Dollar
Jennie N. Dollar

Jeffrey B. Dollar
Jeffrey B. Dollar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles Byron Dollar and Jennie N. Dollar, and Jeffery B. Dollar, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of December, 2021.

Michelle W. Locke
Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 21-000229-525

SP 11/2015