Karen Johnson Davidson County
Batch# 780936 DEEDWARR
12/29/2021 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20211229-0170958

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF DECEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2471LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Greater Faith Missionary Baptist Church	New Owner	034 01 0 031.00
822 Wren Road		
Goodlettsville, TN 37072		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOWNARD & ASSOCIATES, PLLC, A TENNESSEE PROFESSIONAL LIMITED LIABILITY COMPANY

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

GREATER FAITH MISSIONARY BAPTIST CHURCH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 822 Wren Road, Goodlettsville, TN 37072

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/or 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/or 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 its hand on the 17th day of December, 2021.

Witness my hand and official seal at Lebanon, Tennessee, this 17th day of December, 2021.

Lonna Downard

Lonna Downard

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lonna Downard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself the within named barganor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sumner, Tennessee, this 17th day of December, 2021.

Notary Public Kelly M. Jones

My Commission Expires: 11/16/2023

KELLY M. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Downard & Associates, PLLC, a Tennessee professional limited liability company

X _____
Joseph M. Dalton, Jr., Chief Manager

Joseph M. Dalton, Jr., Trustee of the Downard and Associates PLLC Investment Holding Trust UAD April 15th 2019, the sole member of Downard & Associates, PLLC, a Tennessee professional limited liability company

X _____
Joseph M. Dalton, Jr., Trustee

Joseph M. Dalton, Jr., Trustee of the Downard and Associates PLLC Investment Holding Trust UAD April 15th 2019.

X _____
Joseph M. Dalton, Jr., Trustee

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~WILLIAMSON~~ Okaloosa

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joseph M. Dalton, Jr., Chief Manager Downard and Associates, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the chief Manager of Downard & Associates, PLLC, a Tennessee Professional Limited Liability Company, the within named barganor, a professional limited liability company, and that Downard and Associates, PLLC, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Destin, FL this ~~17th~~ 15th day of December, 2021.

AMBER EDWARDS
Notary Public - State of Florida
Commission # GG 357599
My Comm. Expires Jul 22, 2023
Bonded through National Notary Assn.

Notary Public _____

My Commission Expires: July 22 2023

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~WILLIAMSON~~ Okaloosa

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joseph M. Dalton, Jr., Trustee of the Downard and Associates PLLC Investment Holding Trust UAD April 15th 2019, as Trustee and as the the sole member of Downard & Associates, PLLC, a Tennessee professional limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of said Trust, the within named barganor, and acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Destin, FL this ~~17th~~ 15th day of December, 2021.

AMBER EDWARDS
Notary Public - State of Florida
Commission # GG 357599
My Comm. Expires Jul 22, 2023
Bonded through National Notary Assn.

Notary Public _____

My Commission Expires: July 22, 2023

21-2471LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Echo Meadows, as of record in Book 2331, Page 64, Register's Office for said County.

Said Lot No. 35 fronts 153.3 feet on the Easterly side of Wren Road and extends back 283.5 feet on the Northerly line and 240 feet on the Southerly line to a dead line, measuring 149.2 feet thereon.

Being the same property conveyed to Downard & Associates*, by Warranty Deed from T. M. Demoss, III, of record in Instrument No. 20160830-0090727, in the Register's Office of Davidson County, Tennessee, dated August 25, 2016 and recorded on August 30, 2016.

**The Downard and Associates PLLC Investment Holding Trust UAD April 15th 2019 and Lonna Downard take part in the execution of this document to convey any and all interest they may have is said property.*

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. City of Goodlettsville taxes for the year 2022 and thereafter, for tax parcel identification number 034 01 0 031.00, not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Echo Meadows, as recorded in Plat Book 2331, Page(s) 64.

5. Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 2447, Page 325.

I Lisa Allard, 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 December 17, 2021.

Lisa Allard, Affiant December 17, 2021

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 17, 2021.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024