Karen Johnson Davidson County
Batch# 785995 DEEDWARR
01/10/2022 02:27:28 PM 6 pgs
Fees: $33.00 Taxes: $1,387.50
20220110-0002830

GBMR-2/2007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02990

Address of New Owner:	Send Tax Bills to:	Tax Information:
SuperiorCapital LLC, Brett Hesselrode, Sole Member 116 Wilson Pike Circle, Suite 102 Brentwood, TN 37027	New Owner	092-10-0-283.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ephesian Primitive Baptist Church** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SuperiorCapital LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY:

BEING THE EASTERLY 46 FEET OF LOT NO. 34OF BLOCK "A" IN M.B. & M.S.P. ILCHER'S RE-SUBDIVISION OF THE BARROW PROPERTY, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 57, PAGE 91 OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID EASTERLY PART OF LOT NO. 34 FRONTS FORTY SIX (46) FEET ON THE SOUTH SIDE OF CLIFTON PIKE AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES 190 FEET TO AN ALLEY.

Being the same property conveyed to Wallace McAdoo and wife, Florence McAdoo, by Installment Deed from H. Fineberg and wife, Beckie Fineberg, of record in Book 1139, Page 222, Register's Office for Davidson County, Tennessee, dated June 15, 1940 and recorded on June 20, 1940. (Value or consideration shown in aforementioned deed $1,675.00.)

Said Wallace McAdoo became deceased, vesting Florence McAdoo as surviving tenant. Said Florence McAdoo became deceased on October 2, 2001, leaving Last Will and Testament filed for Probate in Docket No. 01P1792, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Josephine E. McAdoo is named as devisee.

Said Josephine E. McAdoo became deceased on September 22, 2005, leaving Last Will and Testament filed for Probate in Docket No. 05P1596, Chancery Court of Davidson County, Tennessee. Ephesian Primitive Baptist Church is named as devisee.

Being also known as 2607 Clifton Ave, Nashville, Tennessee 37209.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2607 Clifton Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of December, 2021

Ephesian Primitive Baptist Church

BY: _____
Joe Pendergrast, Trustee Chairman

_____
Cornelius Hill, Pastor

_____
Herbert Leslie Boyd, Trustee

_____
Albert Brown, Jr., Trustee

_____
April Leigh Fitzgerald, Trustee

_____
Deborah Boyd Fleming, Trustee

_____
Sheree Octavia Graham, Trustee

_____
Shirley Joyce Wright, Trustee

_____

See attached notary acknowledgement

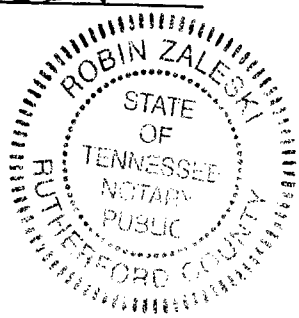
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Cornelius Hill, Pastor for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of December, 2021.

Notary Public at Large

My commission expires: 09/21/2024



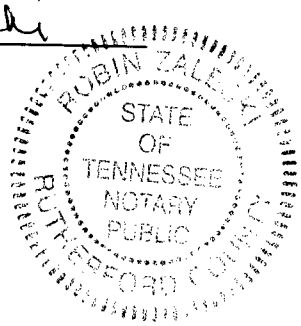
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Joe Roger Pendergrast, Trustee Chairman for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of December, 2021.

Notary Public at Large

My commission expires: 09/21/2024



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Herbert Leslie Boyd, Trustee for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30 day of December, 2021.

Robin Zaleski
Notary Public at Large

My commission expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Albert Brown, Jr., Trustee for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of December, 2021.

Robin Zaleski
Notary Public at Large

My commission expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

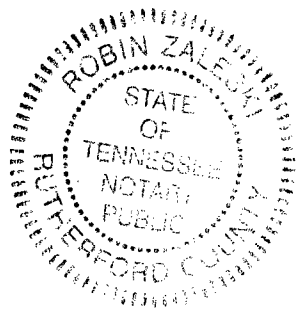
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named April Leigh Fitzgerald, Trustee for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, IN, this 30th day of December, 2021.

Robin Zaleski
Notary Public at Large

My commission expires: 09/21/2024



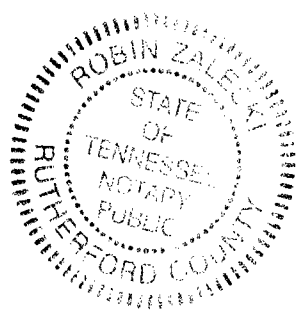
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Boyd Fleming, Trustee for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, IN, this 30th day of December 2021.

Robin Zaleski
Notary Public at Large

My commission expires: 09/21/2024



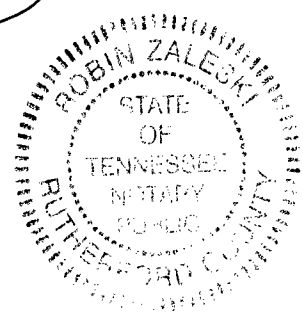
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Sheree Octavia Graham, Trustee for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, IN, this 30th day of December, 2021.

Notary Public at Large

My commission expires: 09/21/2024



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Shirley Joyce Wright, Trustee for Ephesian Primitive Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, IN, this 30th day of December, 2021.

Notary Public at Large

My commission expires: 09/21/2024

