WARRANTY DEED

Karen Johnson Davidson County
Batch# 787798 DEEDWARR
01/11/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20220111-0003722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2021.

Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2023

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr. Suite 214, Nashville, TN 37211

File No.: 2021120341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SS PORTER, LLC	SS PORTER, LLC	
(NAME) 143 Airport Road	(NAME) 143 Airport Road	118-01-0-212.00
(ADDRESS) Greenfield, TN 38230	(ADDRESS) Greenfield, TN 38230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE MILLION FIVE HUNDRED THOUSAND AND NO/100 Dollars ($3,500,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SS PORTER, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 140 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, as follows:

Beginning at the southwest corner of Tenth Avenue, South, formerly Pomeroy Avenue and Montrose Avenue, formerly Bethel Street, being the northeast corner of said lot; thence with the southerly margin of Montrose Avenue westerly 75.6 feet, more or less, to the northeast corner of the lot conveyed by Geo M. Carroll and wife, the Miss Willis R. Cooper, by deed of record in Book 359, page 391, said Register's Office; thence with her easterly line southerly 170 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 83.2 feet, more or less, to the westerly margin of Tenth Avenue, South; thence with the westerly margin of Tenth Avenue South, northerly 172.7 feet to the beginning.

Being the same property conveyed to TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, by deed from CHARLES H. DIXON AND WIFE, VIOLA E. DIXON, of record in Book 10523, page 433, dated June 30, 1997, said Register's Office.

Being furthered conveyed to SECOND MISSIONARY BAPTIST CHURCH COOPERATIVE MINISTIRES, by Quitclaim Deed from TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, of record in Instrument No. 20020213-0019329, dated June 12, 2001, said Register's Office.

Being further conveyed to TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, by Quitclaim Deed from SECOND MISSIONARY BAPTIST CHURCH COOPERATIVE MINISTIRES, of record in Instrument No. 20100112-0002886, dated November 5, 2009, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1001 Montrose Ave. (m/p 11801021200), 1006 Halcyon Ave (m/p 11801021500), Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Executed by my hand this 29th of December, 2021.

Trustees of Second Missionary Baptist Church

BY: _____
John Barlow
Trustee

BY: _____
Steven Wright
Trustee

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that John Barlow and Steven Wright as Trustees of Second Missionary Baptist Church personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Trustees.

Witness my hand and official seal, this the 29th of December, 2021.

_____
Notary Public

My Commission Expires: November 6, 2023

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 12/29/2021

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 12-29-21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 12-29-21

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

