22-4285

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 790489 **DEEDWARR** 01/14/2022 11:13:46 AM 3 pgs Fees: $18.00 Taxes: $1,332.00 20220114-0005927	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **360,000.00**. Madisyn Mazzanti Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/07/2022** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Second Missionary Baptist Church	**Same as new owner**	**044-15-0-319**
(NAME) **1108 Hadley Avenue**	(NAME) 1106 Hadley Avenue	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS) Nashville, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **First Baptist Church of Old Hickory,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Second Missionary Baptist Church,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the Fourth Civil District of Davidson County, Tennessee, being the property marked Doctors Building Property on the plan of Village of Old Hickory, Section "C", as of record in Book 1424, page 66, Register's Office for said County, more particularly described as follows:

Starting at a spike at the intersection of the center-lines of Hadley Avenue and a Street (not named or numbered), said point being 235.1 feet south of the center line of said Hadley Avenue and the center line of 11th Street; - thence South 0° 47' West 15 feet to a point; thence North

88° 56" West 22.5 feet to a spike, said spike being in the northeast corner of the property and the point of beginning; thence South 0° 47' west 96 feet to a spike; thence North 88° 56' West 165.5 feet to an iron pin, said pin being in the easterly margin of Dodson Street; thence North 1° 4' East 96 feet to an iron pin; thence South 88° 56' East 164.8 feet to a railroad spike, said spike being the point of beginning, containing 0.36 acres, more or less.
Being the same property conveyed to First Baptist Church of Old Hickory by Deed dated December 20, 1977 from George R. Wauford and Theresa N. Wauford, recorded December 21, 1977, in Book 5235, Page 510, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is unimproved ☐
This is improved ☒ property, known as 1108 Hadley Avenue, Nashville, TN 37138
(House Number) (Street) (City. State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 7th day of January, 2022.

First Baptist Church of Old Hickory

Dan Haskins, Trustee

John David Hughes, Trustee

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Dan Haskins and John David Hughes, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees for the First Baptist Church of Old Hickory, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of First Baptist Church of Old Hickory.

WITNESS my hand and official seal this 7th day of January, 2022.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY