22-4284

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

Karen Johnson Davidson County
Batch# 790491 DEEDWARR
01/14/2022 11:14:58 AM 3 pgs
Fees: $18.00 Taxes: $4,887.70

20220114-0005929

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **1,321,000.00**. 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 LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Second Missionary Baptist Church	Second missionary Baptist	**044-15-0-307.00**
(NAME) **1100 and 1106 Hadley Avenue**	(NAME) 1106 Hadley Ave.	
(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:

1100 Hadley Avenue:
BEING the Fire Hall Lot on the Plan of the Village of Old Hickory, Section C, of record in Plat Book 1424, Page 66, and described as follows:
STARTING with an iron pin at the southwest corner of the intersection of Hadley Avenue and 11th Street and running thence the following courses and distances:
1. South 0 degrees 47 minutes west along the westerly margin of Hadley Avenue 64.0 feet to an iron pin in the northerly margin of the First Baptist Church Property; thence,

2. South 88 degrees 34 minutes west along the northerly margin of said church property 70.2 feet to an iron pin; thence,
3. North 0 degrees 47 minutes east along said church property 2.0 feet to an iron pin; thence,
4. South 88 degrees 34 minutes west along the northerly margin of said church property 95.0 feet to an iron pin located in the easterly margin of Dodson Street; thence,
5. North 0 degrees 47 minutes east along the easterly margin of Dodson Street 61.5 feet to an iron pin located in the southeast corner of the intersection of Dodson Street and 11th Street; thence,
6. South 89 degrees 07 minutes east along the southerly margin of 11th Street 165.0 feet to an iron pin and the point of beginning, containing 0.24 acres, more or less.

1106 Hadley Avenue:
Land Lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:
Starting with a spike driven at the intersection of the center-lines of Jones and Eighth Streets; thence South 89°-04' East 186 feet to a point; thence North 0°-56' East 21 feet to an iron pin; thence, North 15°-07' East 4.7 feet to an iron pin, said pin being 25 feet north of the center-line of Eighth Street and being the southwest corner of the property; thence North 15°-07' East 317.3 feet to an iron pin; thence South 89°-16' East 55 feet to an iron pin; thence, South 52°-23' East feet to an iron pin, said pin being approximately on the top of the Cumberland River bluff; thence South 89°-16' East 163.7 feet, more or less, to the edge of water of the Cumberland River; thence South along the meander of the river and approximately at warner's edge a distance of 134 feet, more or less, to a point; thence North 89°-16' West 115 feet more or less to an iron pin; thence South 42°-14' West 225 feet to an iron pin, said pin being in the northeast margin of Riverside Road and 25 feet from the center-line thereof; thence 159.3 feet around a curve having a radius of 117 feet to an iron pin; thence North 89°-04' West 37.5 to an iron pin and the point of beginning, containing 2.06 acres, more or less.
First Baptist Church of Old Hickory

Being the same property conveyed to First Baptist Church of Old Hickory by Deed dated May 7, 1987 from The Old Hickory Utility District of Davidson County, Tennessee, recorded May 15, 1987, in Book 7237, Page 216, 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.

unimproved ☐
This is improved ☒ property, known as **1100 and 1106 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

, 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 of 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, 2021.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY