WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

L-GM-22-1926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
G and M Properties, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**81-7-492.00**
2012 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEON M. CORDER, JR., CURRY CORDER, CARLA HARRIS AND LATANYA MCADOO, TRUSTEES FOR THE SWIFT'S TABERNACLE BAPTIST CHURCH,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **G AND M PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot 14 in the subdivision of Lot 2 of the Thomas Woodard Property, according to the Plan thereof, of record in Book 2, Page 104, in the Office of the Clerk and Master of the Chancery Court, of Nashville, Davidson County, Tennessee.

Said Lot 14 fronts 40 feet on the easterly side of Tenth Avenue (formerly Maple Street) and runs back easterly, between parallel lines 170 feet to an alley, the northerly line being the margin of Clay Street, and the southerly line being the common line between Lot 14 and Lot 15 in said Plan.

Being the same property conveyed to E. T. Davis, C.W. Marshall, James Thomas Morris and Elliott Coleman, Trustees for the Swift's Tabernacle Baptist Church by Warranty Deed from Vine Street Christian Church, a Tennessee corporation not for profit of record in Book 4871, Page 740, Register's Office for Davidson County, Tennessee. E.T. Davis, C.W. Marshall, James Thomas Morris and Elliott Coleman having since died and the current acting Trustees are Leon M. Corder, Jr., Curry Corder, Carla Harris and LaTanya McAdoo.

Whereas, a special meeting of the congregation of Swift's Tabernacle Baptist Church also known as Swift Tabernacle Missionary Baptist Church was held on July 17, 2017 for the purpose of authorizing the sale of 1926 10th Avenue North, Nashville, TN 37208 also known as 905 Clay Street, Nashville, TN 37208. A majority of the members voted in favor of selling the property.

Whereas, a special meeting of the congregation was held on January 13, 2022 for the purpose of approving the Purchase and Sale Agreement between Swift's Tabernacle Baptist Church also known as Swift Tabernacle Missionary Baptist Church, Inc. and G and M Properties, LLC. A majority of the members approved the contract and authorized the sale of the property. At said meeting, Leon M. Corder, Jr., Curry Corder, Carla Harris and LaTanya McAdoo, Trustees of Swift's Tabernacle Baptist Church were authorized to execute the deed and closing documents. At said meeting, Leon M. Corder, Jr., Senior Pastor; Curry Corder, Assistant Pastor; Carla Harris, Admistrative Assistant; and LaTanya McAdoo, Finance Secretary, were granted authority to execute the deed and closing documents on behalf of Swift Tabernacle Missionary Baptist Church, Inc.

Swift Tabernacle Missionary Baptist Church, Inc. joins in this instrument for the purpose of conveying any and all interest it may have in and to said property.

Karen Johnson Davidson County
Batch# 796288 **DEEDWARR**
01/27/2022 11:57:52 AM 5 pgs
Fees: $28.00 Taxes: $1,924.00

20220127-0009951

This conveyance is subject to:
- Subject to 2022 County Taxes.
- Subject to all matters shown on the Plan of record in Plan Book 2, Page 104, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1926 10th Avenue North, Nashville, Tennessee 37208**.

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 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 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/our hand(s) this the 21st DAY OF JANUARY, 2022.

Swift's Tabernacle Baptist Church

BY: _____
Leon M. Corder, Jr.
Trustee

BY: _____
Curry Corder
Trustee

BY: _____
Carla Harris
Trustee

BY: _____
LaTanya McAdoo
Trustee

Swift Tabernacle Missionary Baptist Church

BY: _____
Leon M. Corder, Jr.
Senior Pastor

BY: _____
Curry Corder
Assistant Pastor

BY: _____
Carla Harris
Administrative Assistant

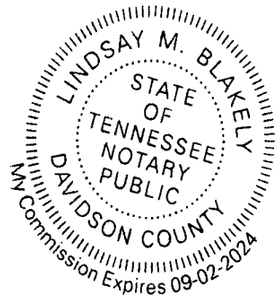
BY: _____
LaTanya McAdoo
Finance Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEON M. CORDER, JR., TRUSTEE of SWIFT'S TABERNACLE BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

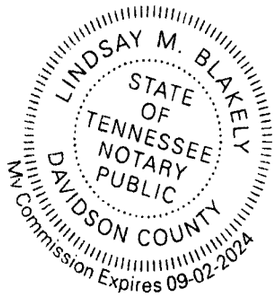


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURRY CORDER, TRUSTEE of SWIFT'S TABERNACLE BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

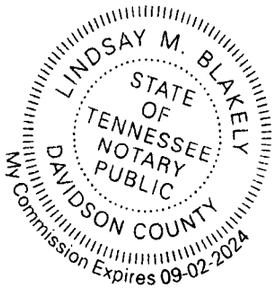


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA HARRIS, TRUSTEE of SWIFT'S TABERNACLE BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

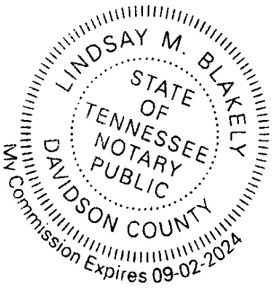


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATANYA MCADOO, TRUSTEE of SWIFT'S TABERNACLE BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

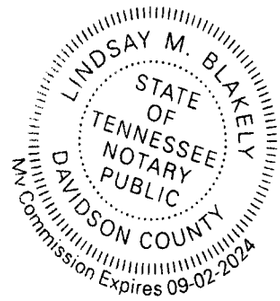


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEON M. CORDER, JR., SENIOR PASTOR of SWIFT TABERNACLE MISSIONARY BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

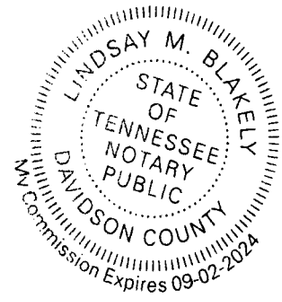


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURRY CORDER, ASSISTANT PASTOR of SWIFT TABERNACLE MISSIONARY BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA HARRIS, ADMINISTRATIVE ASSISTANT of SWIFT TABERNACLE MISSIONARY BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

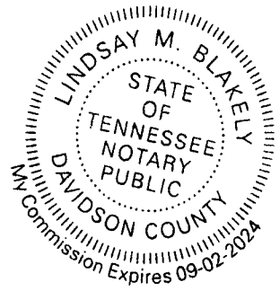


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATANYA MCADOO, FINANCE SECRETARY of SWIFT TABERNACLE MISSIONARY BAPTIST CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212