Karen Johnson Davidson County
Batch# 800717 DEEDQC
02/04/2022 02:04:55 PM 2 pgs
Fees: $13.00 Taxes: $277.50
20220204-0013430

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$75,000.00**

Subscribed and sworn to before me this 20 day of January, 2022.

CAITLIN TURNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Justin Lana **1543 11th Ave N** **Nashville, TN 37208**	**Same as New Owner**	070-04-0-162.00 070-04-0-163.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **GRACE BAPTIST CHURCH OF NASHVILLE INC., A TENNESSEE NONPROFIT CORPORATION and DAVIDSON ACADEMY, A TENNESSEE NONPROFIT CORPORATION**, have this day bargained and sold, and do hereby transfer and convey unto the said **JUSTIN LANA**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots No. 201 and 202 on the Republican Plan, a subdivision of Lots 1 and 2 of the Free Silver Plan, of record in Book 161, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Brownlow and Reed Streets, being the northwest corner of Lot No. 202; thence easterly with the southerly margin of Reed Street to the westerly margin of an alley; thence with the westerly margin of said alley southerly 50 feet to the corner of Lots No. 200 and 201; thence westerly with the line between said two lots, 125 feet to the easterly margin of Hobart Street; thence with the westerly margin of said street, northerly to the southeasterly margin of Brownlow Street; thence with the southeasterly margin of said street, northeasterly to the beginning.

Being the same property conveyed to Joe L. Wall by Warranty Deed from Audrey Rasberry-Carson dated December 4, 1990 of record in Book 8309; Page 401, said Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Joe L. Wall, a one-half undivided interest and Mike Suggs, a one-half undivided interest, by Quitclaim Deed from Devin F. Park, Trustee and Joe L. Wall, dated January 19, 2022 of record in Instrument No. 20220204-0013428, said Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to GRACE BAPTIST CHURCH OF NASHVILLE, INC., A TENNESSEE NONPROFIT CORPORATION, and DAVIDSON ACADEMY, A TENNESSEE NONPROFIT CORPORATION by Quitclaim Deed from JOE L. WALL and MIKE SUGGS, dated January 19, 2022 of record in Instrument No. 20220204-0013429 said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th day of January, 2022.

GRACE BAPTIST CHURCH OF NASHVILLE, INC.

By: _____
Its: Board President

DAVIDSON ACADEMY

By: _____
Its: Board of Trustees, Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, Dan C. Denton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of GRACE BAPTIST CHURCH OF NASHVILLE, INC., A TENNESSEE NONPROFIT CORPORATION, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as an agent.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of January, 2022.

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, Jason Wilkerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of DAVIDSON ACADEMY, A TENNESSEE NONPROFIT CORPORATION, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as an agent.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of January, 2022.

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

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NOTARY PUBLIC