Karen Johnson Davidson County
Batch# 806578 DEEDWARR
02/16/2022 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220216-0017835

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Sharon J Muller **Affiant** Subscribed and sworn to before me, this 3rd day of February, 2022. Lynne B Jarvis Notary Public My Commission Expires: 1-11-2026

LYNNE B. JARVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 11, 2026

Address New Owner As Follows:
Haitian Ministry Theophile
Church in Christ, Inc.
930 Custer Ave. SE
Atlanta, GA 30316

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
164-00-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RALPH MICHAEL WAIR, JR. AND WIFE LISA MAY WAIR, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer

and convey unto HAITIAN MINISTRY THEOPHILE CHURCH IN CHRIST INC., a Georgia nonprofit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 10, 1958, as follows:
>
> Beginning at a point in the center of Hamilton Church Road northwestwardly 262.5 feet from the northwest corner of the property conveyed to John F. Painter and wife, by deed from Mattie Cathey, of record in Book 842 page 143, Register's Office for said County; thence South 7 deg. 30 min. West, 610 feet to an iron pin; thence North 66 deg. 15 min. West, 210 feet to an iron pin; thence North 7 deg. 30 min. East, 610 feet to the center of said road; thence with same, South 66 deg. 15 min. East, 210 feet to the beginning, containing 3 acres, more or less.
>
> Being the same property conveyed to Ralph Michael Wair, Jr. and wife, Lisa May Wair by deed dated November 2, 2012, from Monica D. Rhodes and Angela D. Miller, of record in Instrument No. 20121119-0106523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Title to that portion of the premises embraced within the bounds of any road streets or highways.

This is improved property known as: 3501 Hamilton Church Road, Antioch, TN, 37013

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of February, 2022.

RALPH MICHAEL WAIR, JR.

LISA MAY WAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH MICHAEL WAIR, JR., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA MAY WAIR, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of February, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires MAY 2, 2022

True Copy Certification

I, Wesley D. Turner, do hereby make 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 February 3, 2022.

Affiant Signature

Date: February 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of February, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

