WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LR-HBG-22-2218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 811443 **DEEDWARR**
02/25/2022 11:52:49 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20220225-0021707

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Curtis Street SPV, LLC	**New Owner**	
(NAME)	(NAME)	**070093D00200CO**
5871 Sterling Oaks Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BEECH CREEK MISSIONARY BAPTIST CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS STREET SPV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Alpine & Summit Avenue, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20211207-0162372, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Beech Creek Missionary Baptist Church by Warranty Deed from James F. Taylor, Joan M. King, David B. Taylor, Theresa A. King, Patrick J. Taylor, Margaret E. Word, Mary C. Taylor, Francis D. Baltz, Jr., Deborah C. Nicholson, Thomas A. Baltz, Elizabeth Baltz, Catherine Baltz Corbitt, Vincent M. Harrigan, Kathleen A. Spicer, Babette M. Harrigan, Michael Wayne Harrigan, Charla Kay Harrigan Gaar, Loretta M. Baltz, Velma Lynn Baltz, Alfred Baltz, Jr., Christine D. Baltz, Jacqueline Diane Baltz Sullenbarger, and Matthew S. Baltz of record in Instrument No. 20180627-0061993 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 27, 2018.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Alpine & Summit Avenue of record in Instrument Number 20211207-0162372, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2218 Summitt Ave., Nashville, Tennessee 37218**.

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 18th DAY OF FEBRUARY, 2022.

Beech Creek Missionary Baptist Church

BY: _____
Joyce Carter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOYCE CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of BEECH CREEK MISSIONARY BAPTIST CHURCH, the within named bargainor, a church, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the church as TRUSTEE.

Witness my hand and official seal, this the 18 of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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