WARRANTY DEED

Karen Johnson Davidson County
Batch# 843199 DEEDWARR
04/20/2022 01:02:01 PM 6 pgs
Fees: $33.00 Taxes: $20,350.00

20220420-0045845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 04-04-2025
(AFFIX SEAL)

ANDRE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
301 S Perimeter Park Dr., Ste. 214, Nashville, TN 37211

File No.: 2020050105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cottage Partners, LLC, A Tennessee limited liability company	Cottage Partners, LLC, A Tennessee limited liability company	10513042000, 10513019800, 10513020000, 10513020100, 10513020200, 10513020300,
(NAME) 84 Altentann	(NAME) 84 Altentann	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE MILLION FIVE HUNDRED THOUSAND AND NO/100 Dollars ($5,500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TRUSTEE OF AND FOR TABERNACLE BAPTIST CHURCH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 2206, 2208, 2212, 2214, 2218, 2220 12th Ave. South (Sale), Map & Parcel #'s 10513042000, 10513019800, 10513020000, 10513020100, 10513020200, 10513020300, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 Trustee of and for Tabernacle Baptist Church this 14th day of April, 2022.

Trustee of and for Tabernacle Baptist Church

BY: Darin G Freeman, Sr.
Darin G Freeman, Sr
Pastor

BY: James Currier
James Currier
Chairman of Trustees

BY: Paul Evans
Paul Evans
Chairman of Deacons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Trustee of and for Tabernacle Baptist Church to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 14th day of April, 2022

Commission Expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of April, 2022, before me personally appeared **DARIN FREEMAN**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Pastor and authorized signer of Tabernacle Baptist Church, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **DARIN FREEMAN** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public
My commission expires: ~~04-19-2022~~ 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of April, 2022, before me personally appeared **JAMES CURRIE**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chairman of Trustees and authorized signer of Tabernacle Baptist Church, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **JAMES CURRIE** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public
My commission expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of April, 2022, before me personally appeared **PAUL EVANS**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chairman of Deacons and authorized signer of Tabernacle Baptist Church, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **PAUL EVANS** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public
My commission expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Tract No. I

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 4 and all of Lot Nos. 5 and 6 on the Plan of W.S. Ducksworth Addition to Nashville, of record in Book 57, page 83, Register's Office for said County.

Said part of Lot No. 4 and Lot No. 5 fronts together 90 feet on the easterly side of 12th Avenue, South, formerly Granny White Pike and runs back between parallel lines 181 feet 3 inches, more or less, to an alley.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from ALBERT B. MORRISON, A MARRIED PERSON, of record in Book 10923, page 816, dated May 7, 1998, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. II

Said Lot No. 6 fronts 50 feet on the easterly side of Granny White Pike as widened by Ordinance No. 1495 of the City Council of the City of Nashville, of record in Minute Book 5, page 462 and runs back between lines from said Pike, as widened, 181.4 feet on the northerly line and 181.65 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from ALBERT B. MORRISON, A MARRIED PERSON, of record in Book 10923, page 816, dated May 7, 1998, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. III

Land in Davidson County, Tennessee, being Lots Nos. 7, 8 and 9 on the Map of Duckworth's Addition to Nashville, of record in Book 57, page 83, Register's Office for said County.

Said Lots adjoin and front 150 feet on the easterly side of 12th Avenue, South, as widened, and run back between lines 182 feet, more or less, to an alley.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from TRUSTEES FOR WAVERLY PLACE CHURCH OF THE NAZARENE, of record in Book 4054, page 14, dated September 7, 1966, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. IV

Being the northerly 50 feet of the Westerly 180 feet of Lot No. 16 of W. L. B. Lawrence property, not of record, and described according to a survey by Hal R. Swann, Jr., dated January 29, 1982, as follows:

Beginning at a point in the easterly margin of 12th Avenue South, said point being the common front corner of Lots No. 9 and 16; thence in a southerly direction 50 feet, more or less, with the margin of said 12th Avenue South, to a point; thence in an easterly direction 180 feet, more or less, to a 15 foot alley; thence with the margin of said alley ina northerly direction 50 feet, more or less, to a point; said point being the common rear corner of Lots 9 and 16; thence 180 feet, more or less, to the point of beginning.

Being the same property conveyed to TRUSTEES FOR TABERNACLE BAPTIST CHURCH, by deed from TABERNACLE BAPTIST CHURCH, of record in Book 5866, page 956, dated March 26, 1982, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. V

Being the northerly half of land marked "Martin Lot" on the plan of W.L.B. lawrence property, as of record in Book 21, page 148, Register's Office, Davidson County, Tennessee, being the northerly half of Lot No. Seventeen (17) on and unregistered plan of said W.L.B. Lawrence property described as follows:

Beginning at a point on the easterly side of Twelfth Avenue South, formerly the middle Franklin turnpike Road, the southwest corner of the lot marked "Toll Gate Lot" on said registered plan, thence southerly with the easterly side of said avenue fifty (50) feet; thence at right angle easterly 269 feet, thence northerly and parallel with said Twelfth Avenue South, 50 feet to the southeast corner of said "Toll Gate lot," and thence westerly with the south line of said lot 269 feet to the beginning.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from BARRY L. POLK AND CINDY L. POLK, of record in Book 6629, page 851, dated August 6, 1985, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. VI

Land in Davidson County, Tennessee, being part of Lots No. 2, 3 and 4 (erroneously referenced as being part of Lot 1 as well in prior deeds), on the Plan of Duckworths Addition, of record in Plat Book 57, page 83, Register's Office for said County, and described as follows:

Beginning at an iron pin in the east margin of 12th Avenue South, said pin being 30 feet east of the former east margin of said street and 80 feet south of the southeasterly margin of Lawrence Avenue; thence south 82 deg. 49 feet, east 99 feet to a point; thence south 4 deg., 33 feet west 77.10 feet to a point; thence south 82 deg., 49 feet east 50 feet to an iron pin in the west margin of an alley; thence along the west margin of said alley, south 4 deg., 33 feet west, 10 feet to a point; thence leaving said alley, north 82 deg., 49 feet west 149.40 feet to an iron pin in the easterly margin of 12th Avenue South, thence with the margin of the said, north 4 deg., 47 feet, east 87.1 feet to the pint at place of beginning.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from BARBARA MARIE CLARK, of record as Instrument No. 20050425-0045834, dated April 15, 2005, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.