WARRANTY DEED

Karen Johnson Davidson County
Batch# 844171 DEEDWARR
04/22/2022 10:59:05 AM 2 pgs
Fees: $13.00 Taxes: $1,050.80
20220422-0046729

J-SEV-22-100

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
Mohammad Memari and Fatemeh Ebrahimi	**New Owner**	
(NAME)	(NAME)	**043-01-0-035.00**
9217 Shawnee Trail		
(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, **CORNERSTONE CHURCH OF NASHVILLE INC., A TENNESSEE NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMAD MEMARI AND FATEMEH EBRAHIMI, HUSBAND AND WIFE,** 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 Lot No. 13, Block E in East Lawn as shown of record in Plat Book 547, Page (s) 153 and 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cordell R. Moss and wife, Nina S. Moss by Warranty Deed from Gene Lanius and wife, Sheila Lanius, dated February 23, 2000 and recorded February 24, 2000 in Instrument No. 200002240018295, Register's Office of Davidson County, Tennessee (Value or consideration $95,000.00).

Being the same property conveyed to Resource Capital Funding, LLC, a limited liability company, by Quitclaim Deed from Cordell R. and wife, Nina S. Moss, dated April 24, 2003 and recorded May 30, 2003 in Instrument No. 20030530-0073182, Register's Office of Davidson County, Tennessee. (Value or consideration $0.00)

Being the same property conveyed to Nina S. Moss by Quitclaim Deed from Resource Capital Funding, LLC, a limited liability company, dated October 31, 2009 and recorded December 29, 2009 in Instrument No. 20091229-0117980, Register's Office of Davidson County, Tennessee. (Value or consideration $0.00)

Being the same property conveyed to Cornerstone Church of Nashville, Inc., a Tennessee non-profit corporation by Quitclaim Deed from Nina S. Moss, an unmarried woman, dated December 30, 2009 and recorded December 30, 2009 in Instrument No. 20091230-0118636, Register's Office of Davidson County, Tennessee. (Value or consideration $0.00)

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 153 and 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3805, Page 772 amended in Book 3928, page 954, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Elmore Ave, Madison, Tennessee 37115**.

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 APRIL, 2022.

Cornerstone Church of Nashville Inc.

BY: _____
Joseph M. Mutter
Chief Financial Officer & Treasurer

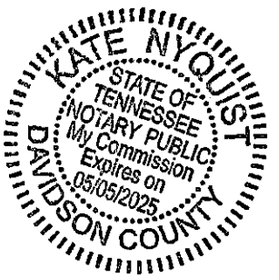
BY: _____
William Thomas
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH M. MUTTER, 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 CHIEF FINANCIAL OFFICER & TREASURER of CORNERSTONE CHURCH OF NASHVILLE INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF FINANCIAL OFFICER & TREASURER.

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

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

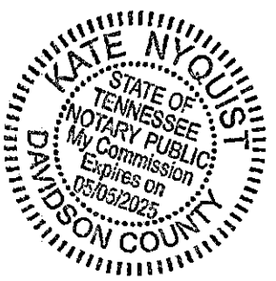


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM THOMAS, 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 SECRETARY of CORNERSTONE CHURCH OF NASHVILLE INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SECRETARY.

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

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)



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