Karen Johnson Davidson County
Batch# 845890 DEEDQC
04/26/2022 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220426-0048051

New Owner:	Send Tax Bills To:	Map-Parcel Number
Trustees of the Clifton Avenue United Primitive Baptist Church 1716 5th Avenue North Nashville, TN 37208	New Owner	81-8-473

Record + Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 13th day of April 2022.

Notary Public

My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Benjamin Sims and Aundra M. Wesley, Trustees of the Clifton Avenue United Primitive Baptist Church**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Benjamin Sims and Aundra M. Wesley, Trustees of the Clifton Avenue United Primitive Baptist Church**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantors' interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 78 on the Plan of D.T. McGavock's plan of 88 lots, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the east side of 5th Avenue, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Mr. Benjamin Sims and Mr. Howard Owens, as Trustees for the Clifton Avenue United Primitive Baptist Church by Warranty Deed from Christian Science Society, Nashville, Tennessee, dated August 24, 1992 and recorded August 25, 1992, in Book 8710, Page 176, Register's Office for Davidson County, Tennessee. The said Howard Owens is no longer Trustee for the Grantor and has been replaced by Aundra M. Wesley as Trustee pursuant to the meeting of the church members on January 2, 2022.

This is improved property known as 1716 5th Avenue North Nashville, TN 37208.

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of April 2022.

GRANTORS:

Benjamin Sims

Aundra M. Wesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Sims and Aundra M. Wesley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Trustees for the Clifton Avenue United Primitive Baptist Church, the maker, and they are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires on: 11-6-2024

202204260048051

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 April 13, 2022.

Storey Carver
Affiant Signature

4/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of April 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

