Karen Johnson Davidson County
Batch# 855648 DEEDWARR
05/16/2022 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $703.00
20220516-0055638

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Greater Christ Temple Church, Inc., a Tennessee nonprofit corporation 802 Youngs Lane Nashville, TN 37207-4828	Same	Map/Parcel Tax ID / Parcel No. 059.05.0222.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $190,000.00

AFFIANT

MILDRED A. SELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of April 2022.

NOTARY PUBLIC

My commission expires: 07.03.2023

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, ***Estate of Tommie Mae Merritt, deceased v. Ex Parte***, Docket No. 21P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Greater Christ Temple Church, Inc.**, a Tennessee nonprofit corporation, its successor and assigns (the "Grantee"), certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
4924 BOYD DRIVE, NASHVILLE, TENNESSEE 37281

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds the *Estate of Tommie Mae Merritt, deceased v. Ex Parte*, Docket No. 21P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville successors, assigns and representatives, 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. 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this 29th day of April 2022.

GRANTOR: ***ESTATE OF TOMMIE MAE MERRITT, Deceased v. Ex Parte,*** Docket No. 21P771 in the Seventh Circuit Court [Probate Division], for Davidson County, Tennessee, at Nashville

By: _____

Sherman L. Merritt, Administrator
4224 Grandville Boulevard
Nashville, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Sherman L. Merritt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Administrator of the ***Estate of Tommie Mae Merritt, deceased v. Ex Parte***, Docket No. 21P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, the within-named bargainor, and that he, as Administrator, being authorized to do so, executed the foregoing General Warranty Deed for the purpose therein contained, by signing his name as Administrator for *Estate of Tommie Mae Merritt, deceased v. Ex Parte*, Docket No. 21P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 29th day of April 2022.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 07.03.2023

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 227 on the plan of Buena Vista Estates, Section 6, of record in Book 4468, Page 85, Register's Office for said County.

Said Lot No. 227 fronts 70 feet on the Easterly margin of Boyd Drive and extends back 200.6 feet on the Northerly line and 177.4 feet on the Southerly line to a dead line in the rear, measuring 88.3 feet thereon.

BEING the same property conveyed to Harold W. Merritt and wife, Tommie M. Merritt by Warranty Deed from William B. Driver and wife, Doris G. Driver of record in Book 8153, Page 983, Register's Office for Davidson County, Tennessee, dated July 05, 1990 and recorded on July 16, 1990, the said Harold W. Merritt having since died July 4, 2018, leaving Tommie M. Merritt as surviving tenant by the entirety, and the said Tommie M. Merritt having since died on December 21, 2020.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2022 and thereafter, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4620, Page 147, as re-recorded in Book 4620, Page 866, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – **General Warranty Deed** dated April 29, 2022 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 5th day of May 2022.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 07.03.2023