Karen Johnson Davidson County
Batch# 860582 DEEDWARR
05/23/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20220523-0059515

WARRANTY DEED

CHERYL D BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BE ON 05/17/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3381

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mara Evangelical Church Tennessee, Inc.	SAME	175-00-0-003
12520 Old Hickory Boulevard		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Divine Faith Ministries, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mara Evangelical Church, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning in the Westerly right of way of Old Hickory Boulevard at the South line of the William A. Stewart property recorded in Deed Book 6959, Page 479, Register's Office for Davidson County, Tennessee; thence along said Old Hickory Boulevard South 11 degrees 59 minutes 24 seconds West 250.00 feet to the North line of L.J. Adkins, Jr.; thence leaving said right of way and following the North line of Adkins North 77 degrees 30 minutes 00 seconds West 250.01 feet; thence North 11 degrees 59 minutes 33 seconds East 250.00 feet to the South line of Stewart; thence along said South line South 77 degrees 30 minutes 00 seconds East 250.00 feet to the point of beginning and containing 1.43 acres, more or less.

Being the same property described as follows:

Beginning in the Westerly margin of Hobson Road at a point 489 feet South of the intersection of Murfreesboro Pike and said Hobson Road; thence, Southwardly along the Westerly margin of Hobson Road 250 feet; thence, Westwardly at right angles of said road, 250 feet; thence Northwardly 250 feet; thence, Eastwardly parallel to the Southerly line of this property 250 feet to the beginning.

Being the same property conveyed to Divine Faith Ministries, Inc. by Warranty Deed from Daryl W. Campbell and wife, Stephanie M. Campbell of record in Instrument No. 20050826-0102642 Register's Office for Davidson County, Tennessee, dated August 11, 2005 and recorded on August 26, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 12520 Old Hickory Boulevard Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on May 17, 2022.

Divine Faith Ministries, Inc.

By: Anthony Dobson President
Anthony Dobson, President

By: Mary Dobson, Secretary
Mary Dobson, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Anthony Dobson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Divine Faith Ministries, Inc.and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this May 17, 2022.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mary Dobson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of Divine Faith Ministries, Inc.and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this May 17, 2022.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3381

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 May 17, 2022.

J. Carlton Drumwright

May 17, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 17, 2022.

Notary

My Commission Expires: 12/18/22

