# WARRANTY DEED

Karen Johnson Davidson County
Batch# 865556 DEEDWARR
06/01/2022 10:42:41 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220601-0063116

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,000,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2022.

Notary Public

My commission expires: 10/23/2023

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Daystar Counseling Ministries, Inc. a Tennessee corporation** | **OWNER** | **Map 118-07-0 Parcel 126.00** |
| **619 West Iris Drive** | | |
| **Nashville, TN 37204** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Charles R. Kates, Jr. , unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Daystar Counseling Ministries, Inc., a Tennessee corporation**

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:

**Land in Davidson County, Tennessee, being Lot No. 17, Block B, on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Charles R. Kates, Jr., by Deed dated November 19, 1976 from Jack D. Johnson Talent, Inc. of record in Book 5092, Page 81, Register's Office of Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1130, Page 36, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__x__) Unimproved (____) property, known as **619 West Iris Drive, Nashville, TN 37204**

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 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 my/our hand(s) this **31st** day of **May, 2022.**

**Charles R. Kates, Jr.**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Charles R. Kates, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2022.**

**Notary Public**

**My Commission Expires:** 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON