Karen Johnson Davidson County
Batch# 878826 DEEDWARR
06/27/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220627-0073418

STATE OF Tennessee
COUNTY OF Sumner

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 21st day of June, 2022.

Notary Public
My Commission Expires: 10/15/22

File No.: 2022-370

Address of New Owner:	Send Tax Bills to:	Tax Information:
Featherfoot LLC	NEW OWNER	
174 Saundersville Rd, Suite 203		072-06-0-173.00
Hendersonville TN 37075		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Prince of Peace Church of God in Christ, also known as Prince of Peace Church of God in Christ, Inc., a Tennessee NonProfit Corporation

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Featherfoot, LLC a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Easterly 55 feet of the Westerly 105 feet of Lot No. 45 on the revised and corrected map of Sub-division of Casper Zopfi's Place (erroneously referred to as Zophi's Place in prior deeds), as shown by plat of record in Plat Book 547, Page 21 and 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Said part of Lot No. 45 fronts 55 feet on the Northerly side of Zopfi Street and runs back between parallel lines 162 feet, more or less, on the West line and 165 feet, more or less, on the East line to the Southerly margin of Thomas Street, and shows 55 feet on said street.

East line to the Southerly margin of Thomas Street, and shows 55 feet on said street.

Being the same property conveyed to Prince of Peace Church of God in Christ by Warranty Deed from Kenneth R. Hobbs of record in Instrument No. 202006010056091 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on June 01, 2020

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 1085 Zophi Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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, their heirs and assigns, forever; and we do covenant with 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 hands this 21st day of June, 2022.

Prince of Peace Church of God in Christ, also known as
Prince of Peace Church of God in Christ, Inc., a Tennessee NonProfit Corporation

Erie N Paige Jr.
By: Erie N. Paige, Jr., President

ATTEST
Deborah Paige
By: Deborah Paige, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, Erie N. Paige, Jr, and Deborah Paige, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such persons to be the President and Secretary of Prince of Peace Church of God in Christ, the within named bargainor, and that such persons as such President and Secretary, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 21st day of June, 2022.

Notary Public at Large

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 6/21/22.

Date

Brenda Huntsman

Affiant Signature

6/22/22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of June, 2022.

Notary's Signature



My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)