20220817-0093002
Karen Johnson Davidson County
Batch# 904276 DEEDWARR
08/17/2022 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20220817-0093002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00.**

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Haylee Wilson
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF AUGUST, 2022.

Beth Besch
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-17-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2068

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Temple (The) (Congregation Ohavai Sholom) 2019 14th Ave N Nashville, TN 37208	New Owner	081 07 0 557.00

For and in consideration of the sum of Four Hundred Twenty Thousand And 0/100 ($420,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MOLLIE L. BUFORD, AN UNMARRIED PERSON

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

TEMPLE (THE) (CONGREGATION OHAVAI SHOLOM)A TENNESSEE NON-PROFIT CORPORATION

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of A.Y. Stevens Subdivision of Lot No. 16 of the Owens Buena Vista Plan of Lots, as of record in Book 57, page 129, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of 14th Avenue North, formerly Marr Street, and extends back between parallel lines 135 feet more or less to an alley in the rear.

BEING the same property conveyed to Mollie Buford, unmarried, by Quitclaim Deed from Albert Hobson and wife, Betty M. Hobson, dated July 19, 2002, recorded on July 24, 2002, in Instrument No. 20020724-0089114, Register's Office for Davidson County, Tennessee; Also, being the same property conveyed to Albert Hobson and wife, Betty M. Hobson by Warranty Deed from Michael R. Gardner and wife, Ida L. Gardner, dated July 18, 1978, recorded on July 19, 1978, in Book 5313, page 276, Register's Office for Davidson County, Tennessee.

Mollie L. Buford is aka Mollie Buford.
This instrument is being executed on behalf of Grantor(s) pursuant to a Power of Attorney being filed in Book _____, Page _____, or Instrument Number 202208170093001, Register's Office for said County and State.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 2019 14th Ave N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MOLLIE L. BUFORD, AN UNMARRIED PERSON to TEMPLE (THE) (CONGREGATION OHAVAI SHOLOM)A TENNESSEE NON-PROFIT CORPORATION FOR THE TRANSFER OF PROPERTY LOCATED AT 2019 14TH AVE N, NASHVILLE, TN 37208.]

Witness our/my hand on the 15th day of August, 2022.

Mollie L. Buford by Karen Groves, attorney-in-fact

Mollie L. Buford by Karen Groves, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, personally appeared Karen Groves, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Mollie L. Buford for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Mollie L. Buford, and is authorized by Mollie L. Buford to execute this instrument on her behalf.

Witness my hand and official seal this 15th day of August 2022.

Beth Besch

Notary Public

My Commission expires: 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 8-15-2022.

Kimberly Hollingshead, Esq.

August 15, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of August, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON