HILLARY D. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Five Hundred Thousand and no/100 Dollars ($1,500,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 26th day of September, 2022. Notary Public My commission expires: 2-19-2024

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

Karen Johnson Davidson County
Batch# 921861 **DEEDWARR**
09/27/2022 09:46:55 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20220927-0106754

WARRANTY DEED

Address of New Owner	**Send Tax Bills To**	**Tax Identification No.:**
Joywood Bridge of Hope Assembly of God Church, Inc.	SAME AS NEW OWNER	**Portion of Davidson County Tax Id No.: 065-00-0-012.00**
4319 Saundersville Road		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Guerrier Development, LLC, a Tennessee limited liability company**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation**, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

[*SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.*]

This is improved property identified as: **4319 Saundersville Road, Old Hickory, TN 37138 - Being a portion of Davidson County Tx Id No 065-00-012.00**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. (2) Any and all verbal and/or written lease agreements. (3) All matters appearing on the Boundary Survey of P/O the Guerrier Development, LLC

Property prepared by William Thomas Smith, TNRLS No. 2012, W.T. Smith Land Surveying, Job No. 22-1543, dated 09/22/2022.

AND GRANTOR DOES FURTHER COVENANT and bind its successors and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 26 day of September, 2022.

Guerrier Development, LLC,
a Tennessee limited liability company

By: _____
Name: Elde Guerrier
Its: Member

By: _____
Name: DeLisa Guerrier
Its: Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elde Guerrier and DeLisa Guerrier** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of **Guerrier Development, LLC,** a Tennessee limited liability company, the within named bargainor, and that as such Members of Guerrier Development, LLC, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 26 day of September, 2022.

HILLARY D. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 2-19-2024

_____
NOTARY PUBLIC

Exhibit A

Commencing at a concrete monument (found) in the westerly margin of Saundersville Road, said monument also being the most south corner of the property conveyed to 4331 Saundersville Rd., LLC as evidenced in DB. #20120110- 0002686 R.O.D.C.,Tn.; thence, with right of way of Saundersville Road South 21°38'10" West 141.26' to a point; thence, continuing with said margin and with a curve to the right having a delta angle of 18°49'46", a radius of 378.96', a tangent of 62.84', an arc length of 124.54', and a chord bearing and distance of South 32°14'53" West 123.98' to an iron rod (set), said rod being the actual Point-Of-Beginning for this heron described parcel; thence, continuing with said curve to the right along the said margin of Saundersville Road having a delta angle of 43°02'06", a radius of 378.96', a tangent of 149.41', an arc length of 284.64', and a chord bearing and distance of South 63°10'49" West 277.99' to an iron rod (set), said rod being the Southwest corner of this described parcel and the Southeast corner of the property conveyed to Peter H. & Marcia S. Kaul Trustees as evidenced in DB. #20120322-0024321 R.O.D.C.,Tn. ; thence, with a common line to said Kaul property North 02°18'48" East 571.24' to an angle iron (found) at the most North corner of this parcel; thence, severing the 8.45 Acre tract as conveyed to Guerrier Development, LLC and as described in DB. #202110609-0077339 R.O.D.C., Tn. and for the next two calls, South 85°49'48" East 60.00' to an iron rod (set); thence, South 20°32'09" East 470.91' to the Point-Of-Beginning containing 87,120 S.F., or 2.00 Acres more or less.

Being a portion the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Unity of Music City, Inc., a Tennessee nonprofit corporation, formerly known as Unity Church for Positive Living, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20210609-0077339 in the Register's Office of Davidson County, Tennessee, dated June 3, 2021, and recorded on June 9, 2021.

SURVEYOR'S NOTES:

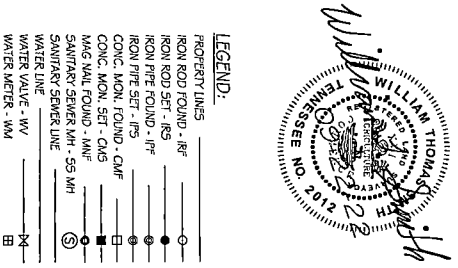
1. Parcel Numbers shown hereon pertain to Metro tax Map 65-00 T.O.D.C.,Tn.
2. This property is currently owned by GUERRIER DEVELOPMENT, LLC as evidenced in Instrument # 20210609 0077339 R.O.D.C.,Tn.
3. Boundary-line information shown here was derived from a field-run survey made 09/20/22 and from the latest deed(s) and/or plat(s) of record.
4. North Reference: WARRANTY DEED - 20210609 0077339 R.O.D.C.,TN.
5. This property is not included in an area designated as "special Flood Hazard" as shown on Federal Emergency Management Agency Flood Map - Community No. 470040, Panel 277 Suffix "H", for Nashville & Davidson County Tennessee. FEMA Map No. 47037C0277H dated April 5, 2017.
6. This property is currently zoned R20.
7. No title search was provided to me at the time this survey was made. This property is subject to any findings that an accurate title search may produce.
8. Utility information shown here is based on above ground features field located and combined with utility plan locations obtained from the respective utility company. The exact location of the underground utilities is unknown. The client is advised before any digging or excavation to contact the utility company to verify the exact location of the utilities.

SURVEYOR'S CERTIFICATE:

I hereby certify to the following intersted parties: Wilson Bank & Trust, First American Title Insurance Company, Williamson County Escrow and Title, Inc., and Westcott Law, PLLC.

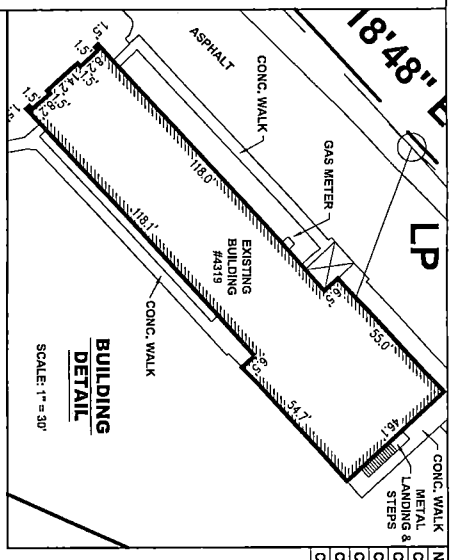
That this survey was made using the latest deeds and other information; that there are no encroachments or projections other than those shown hereon; and that this survey meets or exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

WILLIAM T. SMITH, TN RLS # 2012

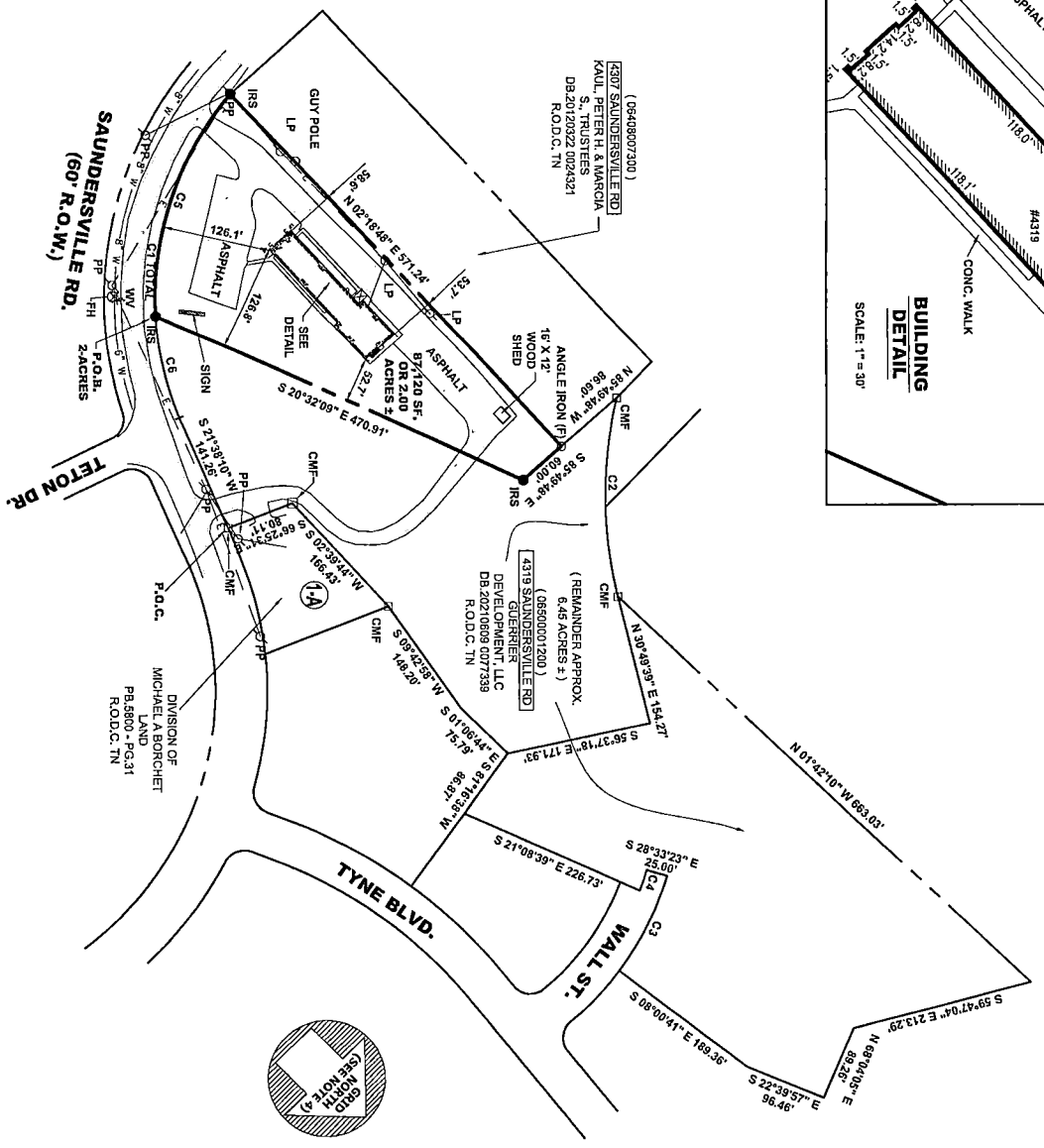


LEGEND:

PROPERTY LINES	
IRON ROD FOUND - IRF	
IRON ROD SET - IRS	
IRON PIPE FOUND - IPF	
IRON PIPE SET - IPS	
CONC. MON. FOUND - CMF	
CONC. MON. SET - CMS	
MAG NAIL FOUND - MNF	
SANITARY SEWER MH - 55 MH	
SANITARY SEWER LINE	
WATER LINE	
WATER VALVE - WV	
WATER METER - WM	
OVERHEAD ELECTRIC LINE	
UTILITY/ELECTRIC POLE	
ANCHOR WIRE	
SILT FENCE	
METAL/CHAIN LINK FENCE	
WOOD PRIVACY FENCE	



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	61°51'52"	378.96	227.09	409.18	S 53°45'56" W	389.59
C2	27°27'34"	493.99	120.69	236.75	N 44°40'16" E	234.49
C3	20°29'02"	382.40	63.67	125.99	S 71°52'05" W	125.32
C4	04°27'51"	327.40	12.76	25.51	N 63°46'50" E	25.50
C5	43°02'06"	378.96	149.41	284.64	S 63°10'49" W	277.99
C6	18°49'46"	378.96	62.84	124.54	S 32°14'53" W	123.98



Boundary Survey of:

P/O THE GUERRIER DEVELOPMENT, LLC PROPERTY

DB.20210609 0077339 R.O.D.C. TN

General Services District - 11th Council District

TAX MAP 65-00, P/O PARCEL 12.00

4319 Saundersville Rd.

Old Hickory - Davidson Co., Tn. 37138

Prepared By:

W.T. Smith Land Surveying

2494 N Mt. Juliet Rd. STE. 200
Mount Juliet, TN. 37122
Phone: 615-712-6693
Email: tommy@wtsmithsurvey.com

Revisions:
1

Job No. 22-1543
Drawn By: ALS
Date: 09/22/2022
Scale: 1"=100'

SHEET NO.
B-1.0