WARRANTY DEED

Karen Johnson Davidson County
Batch# 925315 DEEDWARR
10/05/2022 10:07:20 AM 3 pgs
Fees: $18.00 Taxes: $971.25

20221005-0109781

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022090169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamie Boulter	Jamie Boulter	
(NAME)	(NAME)	
216 Joyner Avenue	216 Joyner Ave	119-05-0-301.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SXTY TWO **THOUSAND FIVE HUNDRED AND NO/100 Dollars ($262,500.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VINE GLENN MISSIONARY BAPTIST CHURCH, JEANETTE SENTER, AS TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMIE, BOULTER, unmarried 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:

BRI

Land in Davidson County, Tennessee, being Lot(s) 83, as shown on the map entitled Map of Resubdivision of Block 25 and 24 and parts of Blocks 26 and 27, Cumberland Nurseries, of record in Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VINE GLENN MISSIONARY BAPTIST CHURCH, JEFFERY HILL, LILLIAN RHODES AND EVELYN BOSTICK, AS TRUSTEE, by deed from LOUISIANNA C. MCCLARON, A WIDOW, of record in Instrument No. 20130919-0098643, dated August 27, 2013, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 216 Joyner Avenue, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: rt-VRES-22216

Vine Glenn Missionary Baptist Church

BY: Jeanette Senter, Church Trustee
Jeanette Senter
Church Trustee

By: Robert E Stanley, Pastor
Robert E. Stanley
Pastor

BY: Marion Tharpe, Treasurer
Marion Tharpe
Church Treasurer

BY: Jeffrey Hill Sr, Chairman of Deacon Board
Jeffrey Hill, Sr.
Chairman of Deacon Board

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEANETTE SENTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHURCH TRUSTEE of VINE GLENN MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHURCH TRUSTEE.

Witness my hand and official seal, this the 29th of September, 2022.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROBERT E. STANLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PASTOR of VINE GLENN MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PASTOR.

Witness my hand and official seal, this the 29th of September, 2022.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARION THARPE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHURCH TREASURER of VINE GLENN MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHURCH TREASURER.

Witness my hand and official seal, this the 26th of September, 2022.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFFREY HILL, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHAIRMAN OF DEACON BOARD of VINE GLENN MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHAIRMAN OF DEACON BOARD.

Witness my hand and official seal, this the 26th of September, 2022.

Notary Public

My Commission Expires: 05-09-2026

(SEAL)

