Karen Johnson Davidson County
Batch# 932989 DEEDWARR
10/24/2022 10:24:34 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20221024-0115201

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1381

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eastland Baptist Church,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Budden, unmarried**, hereinafter called the **Grantee**, Grantee's 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. 8 on the Map of the Eastland Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas Property, as of record in Book 421, Page 155, of the Register's Office for said County. Said Lot No. 8 fronts 50 feet on the Northerly side of McKinnie Avenue, and runs back on its westerly line 139 feet 10 inches and on its Easterly line 140 feet 6 inches to an alley and shows 50 feet on said alley.

Being the same property conveyed to Eastland Baptist Church by Warranty Deed from Thomas R. Herriman of record in Book 8094, Page 212, Register's Office for Davidson County, Tennessee, dated March 15, 1990 and recorded on April 24, 1990

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1107 McKennie Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ryan Budden **175 Snug Harbor Drive** **Hendersonville, TN 37075**	**NEW OWNER**	**083-01-0-279.00**

WITNESS THE EXECUTION HEREOF this 21st day of October, 2022.

Eastland Baptist Church

Trustee and elder

By: Jason Rumbough, Trustee and Elder

State of Tennessee)
County of Davidson)

On this 21st day of October, 2022, before me the undersigned, a Notary Public in and for the State and County aforesaid, Jason Rumbough, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee and Elder of Eastland Baptist Church, and is authorized to execute this instrument, and that he has executed this instrument on behalf of Eastland Baptist Church.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 530,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of October, 2022.

Notary Public

My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON