Karen Johnson Davidson County
Batch# 935448 DEEDWARR
10/31/2022 07:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,162.36
20221031-0117008

# GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 400 Sugartree Lane, #220, Franklin, TN 37064-3073

| Address New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| **Erica Shantyl Gilmore**<br>4924 Boyd Drive<br>Nashville, TN 37218-1610 | Same | Map/Parcel Tax ID / Parcel No. 059.05.0222.00 |

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value for this transfer is $314,150.00

**AFFIANT**

Sworn to and subscribed before me this 28th day of October 2022.

**NOTARY PUBLIC**

My commission expires: 3.3.2025

MEMORIE WITHERSPOON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Greater Christ Temple Church, Inc.**, a Tennessee nonprofit corporation (the "Grantor") has this day bargained and sold and does hereby transfer and convey unto **Erica Shantyl Gilmore**, an unmarried woman, (the "Grantee") certain real estate in Nashville, Davidson County, Tennessee, as described hereto:

**LAND** in Davidson County, Tennessee, being Lot No. 227 on the plan of Buena Vista Estates, Section 6, of record in Book 4468, Page 85, Register's Office for said County.

**SAID** Lot No. 227 fronts 70 feet on the Easterly margin of Boyd Drive and extends back 200.6 feet on the Northerly line and 177.4 feet on the Southerly line to a deadline in the rear, measuring 88.3 feet thereon.

**BEING** the same property conveyed to Greater Christ Temple Church, Inc., a Tennessee nonprofit corporation, by General Warranty Deed dated April 29, 2022, from the the Estate of Tommie Mae Merritt, deceased v. Ex Parte[1] recorded on May 16, 2022, as Instrument No. 20220516-0055638, Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS:**
**4924 BOYD DRIVE, NASHVILLE, TENNESSEE 37218-1610**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on Exhibit A.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand on this 28th day of October 2022.

**GRANTOR:** **GREATER CHRIST TEMPLE CHURCH, INC.**, a Tennessee nonprofit corporation

By: _____
**Sherman L. Merritt, Sr.**, President

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

**BEFORE ME**, the undersigned, a Notary Public in and for said state and county, personally appeared **Sherman L. Merritt, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of **Greater Christ Temple Church, Inc.**, a Tennessee nonprofit corporation, the within-named bargainor, and that he, as President, being authorized to do so, executed the foregoing General Warranty Deed for the purpose therein contained, by signing his name as President of the corporation.

**WITNESS** my hand and official seal, at office in Franklin, Tennessee, this 28th day of October 2022.

_____
**NOTARY PUBLIC**

My Commission Expires: 07.03.2022

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON



202210310117008

**EXHIBIT A**

[Permitted Exceptions]

1. Taxes for the year 2022 and thereafter, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4620, Page 147, as re-recorded in Book 4620, Page 866, in the Register's Office for Davidson County, Tennessee.

## Certificate of Authenticity

I, Holly A. Mason, 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 October 28, 2022.

Affiant Signature

10/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022