Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me, this 18 day of Nov 2022.

Notary Public
My commission expires: 4-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tulip Grove Townhouses, LLC	New Owner	086-16-0-097.00
6290 South Monaco Way		086-16-0-098.00
Centennial, CO 80111		086-16-0-099.00
		086-16-0-100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Evans Hill Missionary Baptist Church,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tulip Grove Townhouses, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1, Lot No. 2, Lot. No 3, and Lot No. 4, on the Plan of Matlock Subdivision of record in Book 6050, page 346, being a Resubdivision of Lot No. 2 of the Annie Wilson Subdivision of record in Book 5210,page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evans Hill Missionary Baptist Church by Warranty Deed from Gayle Rogers, Trustee of The Rogers Family Revocable Living Trust U.T.D. 3/9/2004 dated July 26, 2010 of record as Instrument No. 20100802-0060401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1325, 1329, 1333. 1337 Tulip Grove Rd, Hermitage, TN 37076

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 943211 **DEEDWARR**
11/21/2022 10:08:54 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20221121-0123044

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.

WITNESS my hand this the 18th day of November, 2022.

Evans Hill Missionary Baptist Church

By: Loleathia LaAndo Ewin
Its: Trustee

By: Dorothy P. Ewin
Its: Trustee

By: John P. West
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of November, 2022, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Loleathia LaAndo Ewin, Dorothy P. Ewin and John P. West, Trustees for Evans Hill Missionary Baptist Church,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the church as such Trustees.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of November, 2022.

Notary Public

My Commission expires: 6-17-2025

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022107580