39B

Karen Johnson Davidson County
Batch# 956497 DEEDWARR
12/30/2022 09:52:23 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20221230-0133855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-05278

Address of New Owner:	Send Tax Bills to:	Tax Information:
Timothy Kiernan and Jessica Nalbone, 2205 Demarius Drive Nashville, TN 37216	Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29737	041-12-0-108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **First Baptist Church of Nashville, a corporation organized and existing by special act of the Legislature of Tennessee**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy Kiernan and Jessica Nalbone, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 116 of Kemper Heights, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for said County, said Lot No. 116 fronts 115.0 feet on the Northwesterly side of Westchester Drive and extends back 354.3 feet on the Northeasterly line and 401.0 feet on the Southwesterly line, to a line in the rear on which it measures 124.0 feet.

Being the same property conveyed to Ola Juanita Holt by Warranty deed from Joseph N. Davidson, Jr. of record in Book 7891, page 367, Register's Office for Davidson County, Tennessee, dated June 30, 1989 and recorded on July 18, 1989. (Value or consideration shown in aforementioned deed $30,000.00.) Ola Juanita Holt having since died on July 27, 2017, leaving a Last Will & Testament filed in the Probate Office of Davidson County, Tennessee, Docket No. 17P-1923.

Being the same property conveyed to First Baptist Church and as to a life estate interest to Nelson W. Holt, Jr. by Executor's Quitclaim deed from Tennessee Baptist Foundation, Executor of the Estate of Juanita Holt, deceased of record in Instrument No. 20171221-0130060 Register's Office for Davidson County, Tennessee, dated 12/8/2017 and recorded on 12/21/2017. (Value of consideration shown in aforementioned deed $0.) Nelson W. Holt, Jr. having since died on March 21, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1022 Westchester Dr., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of December, 2022

First Baptist Church of Nashville, a corporation organized and existing by special act of the Legislature of Tennessee

BY: Joy Harris, Chair of Church Trustees

Joy Harris, Chair of Church Trustees, who signs in a representative capacity only and without personal liability

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joy Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Chair of Church Trustees for First Baptist Church of Nashville, a corporation organized and existing by special act of the Legislature of Tennessee and that he/she is authorized by First Baptist Church of Nashville, a corporation organized and existing by special act of the Legislature of Tennessee to execute this instrument on its behalf as such Chair of Church Trustees.

Witness my hand and seal at Brentwood, Tennessee, this 29th day of December, 2022.

Notary Public

My Commission Expires: 06/14/25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON