FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **305,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/30/2022** Notary Public MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 956913 DEEDWARR
12/30/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20221230-0134073

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4581

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Central Conference Association of Seventh-Day Adventist	New owner	**69-6-B-2.00CO**
(NAME) **4325 Ashland City Highway**	(NAME)	
(ADDRESS) **Nashville, TN, 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Patton and Naomi Patton, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **South Central Conference Association of Seventh-Day Adventist, Inc.,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 11, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, of record in Instrument No. 20160826-0089473, as amended in Instrument Nos. 20161021-0111700 and 20180530-0051597, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Patton and Naomi Patton, husband and wife by Deed dated October 30, 2018 from RWA/Ashland Place, LLC, a Tennessee Limited Liability Company, recorded November 13, 2018, in Instrument Number 20181113-0111809, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4325 Ashland City Highway, Unit 11, Nashville, TN 37218**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **December, 2022**.

James Patton

Naomi Patton

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Patton and Naomi Patton,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **December, 2022**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26

Tennessee Certification of Electronic Document

I, REGINA SULLO, 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 12.30.22 (date of document).

Regina Sullo
Affiant Signature

12.30.22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

