WARRANTY DEED

Karen Johnson Davidson County
Batch# 961376 DEEDWARR
01/17/2023 09:49:16 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20230117-0003437

MELODY CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2023

Melody Campbell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Guerrier Development, LLC	Guerrier Development, LLC	059-00-0-133.00
(NAME)	(NAME)	
332 Lellyett Avenue	332 Lellyett Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222050

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **New Covenant Missionary Baptist Church, a Tennessee non-profit Corporation**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning on the NE margin of the Whites Creek Pike at the SE corner of the ½ acre, more or less, tract described in the deed to the Whites Creek Turnpike Co., of record in Book 214, page 591, Register's Office for Davidson County, Tennessee; thence N 56°15'E 400 feet to a point; thence S 36°45'E 100 feet to a point; thence S 56°15'W 400 feet to a point in the NE margin of Whites Creek Pike; thence N 36°45'W along the NE margin of said pike 100 feet to the point of beginning.

BEING the same property conveyed to New Covenant Missionary Baptist Church by Warranty Deed from Abundant Life Living Word Church, a Tennessee Non-Profit Corporation, dated July 15, 2005 and filed of record in Instrument No. 20050719-0083584 and re-recorded in Instrument No. 20051118-0139712, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2597 Whites Creek Pike, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of January, 2023

New Covenant Missionary Baptist Church

BY: _____
Christopher Williams, Pastor

_____
Robert Ridley, Sr., Deacon

_____
Florence Williams, Trustee

_____
Patrice Johnson, Congregational Representative

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Christopher Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Pastor or (or other officer authorized to execute the instrument) of New Covenant Missionary Baptist Church, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Pastor (or other authorized officer).

Witness my hand, at office, this 13th of January, 2023.

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission Expires: 3/25/25

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Ridley, Sr. and Florence Williams and Patrice Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of January, 2023.

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission Expires: 3/25/25