THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 975106 DEEDWARR
02/28/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $36.63
20230228-0014287

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Taylor Watkins 436 McClellan Ave Nashville, TN 37211	Owner	148-14-0-121.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Christian Education, Inc., d/b/a Ezell-Harding Christian School**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor Watkins**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Reserved Lot C in the re-subdivision of Lots B & C, Colewood Acres, Section 3, of record in Plat Book 4175, page 45, being map and parcel numbers 148-14-121, containing .55 acres, more or less, and being part of the land conveyed to Shufeld Company by deed of record in Deed Book 4194, page 499, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ezell-Harding Christian School, it's successors and assigns by deed from Shufeld Company, a Tennessee Corporation of record in Book 7474, page 49, filed on 02-22-1988 and re-recorded at Book 7478, page 418 on 02-26-1988, Register's Office for Davidson County, Tennessee. "Ezell-Harding Christian School" is the d/b/a name of Christian Education, Inc.

This property commonly known as Colemont Court, Reserved Lot C, Antioch, TN 37013.*

*Note that 1) no street number has been assigned to this property, and 2) a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 28 day of February, 2023:

CHRISTIAN EDUCATION, INC., D/B/A EZELL-HARDING CHRISTIAN SCHOOL

By: x _____
Dr. Lindsey Judd, President

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dr. Lindsey Judd**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged such person to be the **President** of **CHRISTIAN EDUCATION, INC., D/B/A EZELL-HARDING CHRISTIAN SCHOOL**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **CHRISTIAN EDUCATION, INC., D/B/A EZELL-HARDING CHRISTIAN SCHOOL** for the purposes therein contained.

Witness my hand and official seal on this the 28 day of **February, 2023**:

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$9,900.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 28 DAY OF **February, 2023:**

Notary Public

My Commission Expires: _____

202302280014287

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 2/28/2023 (date of document).

Date: 2/28/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 28th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026