Karen Johnson Davidson County
Batch# 981174 DEEDWARR
03/15/2023 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230315-0018787

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0080

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Homes, Inc.	New Owner	Map: 08416011000, 08416011100, 08416011500
(NAME) 120 Donelson Pike; #101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FIRST BAPTIST CHURCH OF DONELSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK BATSON HOMES, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map #08416011000 aka 2514 Park Drive, Nashville, TN. 37214

LAND in Davidson County, Tennessee, being Lot No. 39 on the Map of Donelson Park Place, as of record in Book 547, Page 73, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the northerly side of Park Drive and runs back between parallel lines 199.5 feet to a dead line.

Being the same property conveyed to First Baptist Church of Donelson by deed from Joe Denton Harper and wife, Sue Walter Harper, of record in Book 7238, Page 376, dated May 13, 1987, said Register's Office.

Map #08416011100 aka 2516 Park Drive, Nashville, TN. 37214

LAND in Davidson County, Tennessee, being Lot No. 40 on the Map of Donelson Park Place, as of record in Book 547, Page 73, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the northerly side of Park Drive and runs back between parallel lines 199.5 feet to a dead line.

Being the same property conveyed to First Baptist Church of Donelson by deed from Ray Leftwich and Jared S. Reynolds of record in Book 7007, Page 872, dated October 17, 1986, said Register's Office.

Map #08416011500 aka 2526 Park Drive, Nashville, TN. 37214

LAND in Davidson County, Tennessee, being Lot No. 45 on the Map of Donelson Park Place, which plan is of record in Book Number 547, Page 73, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts fifty (50) feet each on the northerly side of Park Drive and extends back Northwardly between parallel lines 199.5 feet to a dead line.

Being part of the same property conveyed to First Baptist Church of Donelson by deed from Max S. Thompson and wife, Louise H. Thompson, of record in Book 9000, Page 578, dated June 25, 1993, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 73, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 2514, 2516, and 2526 Park Dr., Nashville, TN 37214
(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 we do covenant with the said GRANTEES 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 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of March, 2023.

First Baptist Church of Donelson

BY: _____
Wayne Tucker
Trustee

BY: _____
Ashley Ponder
Trustee

BY: _____
David Hall
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wayne Tucker, Ashley Ponder, and David Hall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees respectively of First Baptist Church of Donelson the within named bargainer, and corporation, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of March, 2023.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 March 15, 2023.

(AFFIANT) – Julia Wyatt

03/15/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of March, 2023.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY