THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5681-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2023_.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 981826 DEEDWARR
03/17/2023 10:45:04 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20230317-0019409

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon Watters	owner	Map 114-0-00
P. O. Box 422		**parcels-054.00, 54.01, 297.00 & 298.00**
Selma,OR97538		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **First United Pentecostal Church of Nashville, Inc., a Tennessee non-profit corporation**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damon Watters**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTs OR PARCELS OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:

Being a certain tract of land known as the William P. and Francis Hulan property (Deed Book 5460, Page 951) in the Eighth Civil District of Davidson County, Tennessee and being further described as follows:

Beginning on an iron rod (old) at the northeast corner of W.P. Hulan property (Deed Book 2042, Page 523) and in the south line of Westchase, Section Four (Instr. No. 20040204-0013784); Thence, South 83 degrees 37 minutes 10 seconds East, 98.13 feet to an iron rod (old) at the northwest corner of John Preston and Jackie Hulan (Deed Book 5460, Page 948); Thence, with the Hulan's west line, South 03 degrees 28 minutes 50 seconds West, 99.50 feet to an iron rod (old) at a northeasterly corner of the aforementioned W.P. Hulan property, Thence, with Hulan's north and east lines the next two calls; North 83 degrees 37 minutes 10 seconds West, 98.13 feet to an iron rod (old); North 03 degrees 28 minutes 50 seconds East, 99.50 feet to the Point of Beginning and containing 9,751 square feet or 0.22 acres more or less.

Being the same property conveyed to First United Pentecostal Church of Nashville, Inc., a non-profit corporation by Warranty deed from Patricia H. Davids, Executrix of The Estate of Frances Irene Hulan of record in Instrument Number 20060509-0054181, Register's Office for Davidson County, Tennessee, dated May 01, 2006 and recorded on May 09, 2006.

Also see Scrivener's Affidavit of record in Instrument Number 20170607-0057198, Register's Office for Davidson County, Tennessee.

Property 2:

Being a portion of the land known as the W, P. Hulan property (Deed Book 2042, Page 523) in the Eighth Civil District of Davidson County, Tennessee and being further described as follows:

Beginning on an iron rod (old) at the northeast corner of Roy D. Rader (Deed Book 3768, Page 223) and in the south line of R. D. Rader (Deed Book 1 390, Page 34), said rod being the northwest corner of the herein described tract; Thence, with the south line of Rader and Westchase, Section Four (Instr. No. 20040204- 0013784), South 82 degrees 43 minutes 10 seconds East, 179.26 feet to an iron rod (old) at the northwest corner of William P. and Frances Hulan (Deed Book 5460, Page 951) and the east margin of a 15 foot ingress/egress Easement #1 (Deed Book 7131, Page 316);
Thence, with the west line of Hulan and the east margin of Easement #1, South 03 degrees 28 minutes 50 seconds West, 99.50 feet to an iron rod (old); Thence, continuing with Hulan's south line, South 83 degrees 37 minutes 10 seconds East, 98.13 feet to an iron rod (old) in the west line of John Preston and Jackie Hulan (Deed Book 5460, Page 948); Thence, with the west line Hulan and First United Pentecostal Church (Instr. No. 20031203-0174077), South 01 degrees 27 minutes 50 seconds West, 72.95 feet to an iron rod (old) at the northeast corner of E.L. Evans (Deed Book 8075, Page 953); Thence, with the north line of Evans, North 85 degrees 10 minutes 10 seconds West 100.60 feet to an iron rod (old) in the east margin of the aforementioned Easement #1; Thence, continuing with the Easement #1 and the west line of Evans, South 03 degrees 28 minutes 50 seconds West, 87.00 feet to an iron rod (old); Thence, North 85 degrees 10 minutes 10 seconds West, 15.03 feet to an iron rod (old) in the west margin of a 15-foot ingress/egress Easement #2 (Deed Book 7131. Page 316); Thence, with the east line of Evans and the west margin of easement #2, North 03 degrees 28 minutes 50 seconds East, 93.54 feet to an iron rod (old); Thence, with the north line Evans, North 85 degrees 10 minutes 10 seconds West, 165.27 feet to an iron rod (old) in the east line of the aforementioned Rader; Thence, with the east line of Rader, North 03 degrees 55 minutes 50 seconds East, 176.10 feet to the Point of Beginning and containing 39,706 square feet or 0.91 acres more or less.

Being a portion of the same property conveyed to First United Pentecostal Church of Nashville, Inc., a non-profit corporation by Warranty deed from Patricia H. Davids, Executrix of The Estate of Frances Irene Hulan of record in Instrument Number 20070222-0021965, Register's Office for Davidson County, Tennessee, dated February 09, 2007 and recorded on February 22, 2007.

Also see Scrivener's Affidavit of record in Instrument Number 20170607-0057198, Register's Office for Davidson County, Tennessee.

Property 3:

BEGINNING at a point in the east margin of a 15 foot ingress and egress easement of record in Book 7131, page 316, Register's Office for Davidson County, Tennessee, said point being South 04 degrees 09 minutes West, 175 feet, more or less, from the south edge of an existing 15 foot road; thence South 84 degrees 30 minutes East, 100 feet, more or less, to a point in the east boundary of the William P. Hulan property of which this is a portion; thence with said Hulan's line South 03 degrees 03 minutes West, 87.0 feet to a point; thence North 84 degrees 30 minutes West, 105.0 feet, more or less, to a point in the east margin of said 15 foot ingress and egress easement; thence with said margin North 04 degrees 09 minutes East, 87.0 feet to the point of beginning, containing 0.21 acres, more or less.

Being a portion of the same property conveyed to First United Pentecostal Church of Nashville, Inc., a non-profit corporation by Warranty deed from E. L. Evans of record in Instrument Number 20090722-0068786, Register's Office for Davidson County, Tennessee, dated July 20, 2009 and recorded on July 22, 2009

Property 4:

BEGINNING at a point in the west margin of a 15 foot ingress and egress easement of record in Deed Book 7131, page 316, Register's Office for Davidson County, Tennessee, said point being South 04 degrees 09 minutes West, 235 feet, more or less, from the south edge of an existing 15 foot road; thence North 84 degrees 30 minutes West, 167.5 feet to a point; said point being the southeast corner of the Roy D. Rader property of record in Book 3768, page 223, Register's Office for Davidson County, Tennessee; thence with said Rader's east line North 05 degrees 55 minutes ***(previous deed states feet)*** East, 70.0 feet to a point; thence South 84 degrees 30 minutes East, 165.0 feet, more or less, to a point in the west margin of said 15 foot ingress and egress easement; thence with said margin South 04 degrees 09 minutes West, 70.0 feet to the point of beginning, containing 0.25 acres, more or less.

Being a portion of the same property conveyed to First United Pentecostal Church of Nashville, Inc., a non-profit corporation by Warranty deed from E. L. Evans of record in Instrument Number 20090722-0068786, Register's Office for Davidson County, Tennessee, dated July 20, 2009 and recorded on July 22, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **7494 Charlotte Pike, Nashville, TN 37209**
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 the 14 day of March, 2023.

First United Pentecostal Church of Nashville, Inc.

BY: _____
Rev. Roy Duke, Pastor

_____
Phillip Hampton, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Rev Roy Duke and Phillip Hampton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged theimselves to be the Pastor and Secretary/Treasurer of First United Pentecostal Church of Nashville, Inc, the within named bargainor, a not-for-profit corporation, and that they have executed the within instrument for the purposes stated therein by signing the name of the not-for-profit corporation by themselves as its Pastor and Secretary/Treasurer, having been duly authorized.

Witness my hand and official seal this the 14 day of March, 2023.

_____ my commission expires: 1-8-24
Notary Public

