THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5898-WE

Karen Johnson Davidson County
Batch# 1001033 **DEEDWARR**
05/09/2023 10 11 24 AM 2 pgs
Fees $13 00 Taxes $777 00

20230509-0034419

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000 00

Stacey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Selah Nashville, LLC.	NEW OWNER	Map & Parcel
105 Westpark Drive, Suite 410		14200028500 &
Brentwood, TN 37027		14200012700
(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, **Joe McClure Gill, III**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Selah Nashville, LLC.**

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·

Tract I

Land in the 22nd Councilmanic District in Davidson County, Tennessee, described as follows

Beginning at a point in the westerly margin of Old Harding Road, said point being the southeast corner of the, Old Bellevue Methodist Church Property, 237 feet, more or less, to a point, said point being the southwest corner of said church property; thence, southerly and parallel to the westerly margin of Old Harding Road to the northerly bank of the Harpeth River; thence, easterly with said Harpeth River 237 feet, more or less, to the westerly margin of Old Harding Road, thence, northerly with said westerly margin of Old Harding Road to the point of beginning

Tract II.

Land in the 22nd Councilmanic District in Davidson County, Tennessee, described as follows:

Beginning in the northwest corner of J. D and Cleo Smith's Life Estate, recorded in Book 6327, Page 602, R O D C. and the southwest corner of Lester L Moore etux property, recorded in Deed book 5399, page 959, R O D C · thence with Smith's west line S 27 degrees 26' 49" W, 237 feet, more or less, to the center of Harpeth River, thence in a northwesterly direction with the center of said river 99 feet, more or less; thence leaving said river N8 degrees 00' 47" E 242 feet, more or less, with an old fence line, to an iron pin located in said fence; thence with the fence N 23 degrees 09' 11" W, 35 13 feet to a point in,said fence; thence S 59 degrees 35' 17" E, 208.34 feet to the point of beginning, being a 0 81 acre tract, more or less,

Being the same property conveyed to JOE MCCLURE GILL III, by deed from B B DOUBLEDAY JR , of record in Instrument No 20220511-0054090, dated May 5, 2022, said Register's Office.

Subject property has never been a primary or marital residence of the herein named Grantor(s) or their spouse.

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 __ unimproved _X_ improved property known as **7560 Old Harding Pike, Nashville, TN 37221**

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 8 day of May, 2023

Joe M. Gill III

Joe McClure Gill, III

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe McClure Gill, III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of May, 2023

My Commission expires. 1-8-24

Notary Public

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