RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13412-2023

Karen Johnson Davidson County
Batch# 1004293 DEEDWARR
05/17/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,278.35
20230517-0036962

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$345,500.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May 2023

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN Voices for Children, Inc. 500 Professional Park Dr. Goodlettsville, TN 37072	Same address as new owner	075-04-0-091

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($345,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OMNI FAMILY FOUNDATION, INC, A TENNESSEE CORPORATION.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TN VOICES FOR CHILDREN, INC, A TENNESSEE NONPROFIT CORPORATION.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 325, Plat of Section 5, Tulip Grove, of record in Book 4175, page 71, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Omni Family Foundation, Inc., a Tennessee corporation, from Omni Community Services, Inc., a Tennessee corporation, by Quitclaim Deed dated July 9, 2021 and recorded July 12, 2021 in Instrument #20210712-0093106, said Register's Office.

Being the same property conveyed to Omni Community Services, Inc., a non-profit corporation, from Henry Stepp, unmarried, and Carolyn Lawrence, married, by Warranty Deed dated May 12, 2017 and recorded May 15, 2017 in Instrument #20170515-0047731, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 501 Frankfort Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of May, 2023

GRANTOR(S)

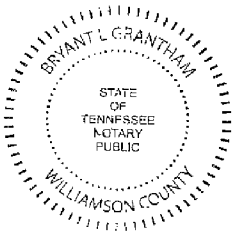
Omni Family Foundation, Inc., a Tennessee Corporation

By: _____
Page Walley, Executive Director

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Page Walley., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executive Director of the Omni Family Foundation, Inc, and that she executed the within instrument for the purposes therein contained as said Executive Director on behalf of Omni Family Foundation, Inc.

WITNESS my hand and seal, this the 11th day of May, 2023.



_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/11/23 (date of document).

Jennifer L. Pennell

5/17/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024