WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009877 DEEDWARR
06/01/2023 10 47 16 AM 3 pgs
Fees $18 00 Taxes $825 47

20230601-0041302

J-DHR-23-3105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,100 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Eagle Realty LLC	**New Owner**	
(NAME) **7060 Red Apple Road**	(NAME)	**PART OF 150-117.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAMILTON UNITED METHODIST CHURCH, A TENNESSEE NONPROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EAGLE REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land lying and being in the 33rd Council District of Davidson County, Tennessee, being Lot 2 as shown on the Minor Subdivision Plan of Hamilton Church Division, of record in Instrument Number 20230504-0033345, in the Register's Office for Davidson County, Tennessee, being a portion of the same property conveyed to Hamilton United Methodist Church in Instrument No 20160303-0020458, Register's Office for Davidson County, Tennessee, and being more particularly described as follows
BEGINNING at a 5/8-inch rebar set in the new south right-of-way of Hamilton Church Road after a 3 00 foot dedication from the subject property, said point being the northeast corner of the property described herein and being a distance of 3 00 feet southwest of the northwest corner of Metropolitan Government NE Power Board property (Book 00003434-0000071) , thence leaving said right-of-way and running with the west line of Metropolitan Government NE Power Board South 08 degrees 48 minutes 27 seconds West for a distance of 156 15 feet to a 5/8-inch rebar set, said point being the northeast corner of Scales New Generation Funeral Home, Inc (Instrument 20110104-0000777) and the southeast corner of the property described herein, thence leaving Metropolitan Government NE Power Board property and running with the north and west lines of Scales for two (2) calls as follows North 80 degrees 16 minutes 29 seconds West for a distance of 120 44 feet to a 5/8-inch rebar set, South 47 degrees 09 minutes 16 seconds West for a distance of 86 30 feet to a 5/8-inch rebar set, said point being the easternmost corner of Lot 1 and the southwest corner of the property described herein, thence leaving Scales and running with the east line of Lot 1 for two (2) calls as follows North 34 degrees 59 minutes 08 seconds West for a distance of 154 64 feet to a 5/8-inch rebar set, North 22 degrees 36 minutes 41 seconds West for a distance of 73 41 feet to a 5/8-inch rebar set in the south right-of-way of Hamilton Church Road in a curve to the right (Radius = 767 23 feet, Delta = 18 degrees 29 minutes 19 seconds), thence leaving Lot 1 and running with said right-of-way and curve a chord bearing of North 88 degrees 07 minutes 29 seconds East for a chord distance of 246 50 feet to a 5/8-inch rebar set, thence continuing with said right-of-way South 82 degrees 37 minutes 52 seconds East for a distance of 77 05 feet to the POINT OF BEGINNING and containing 1 04 Acres, more or less, as surveyed by Christopher R Conrad, Tennessee Registered Land Surveyor Number 2166, of L I Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on July 27, 2021 Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83

Being a portion of the same property conveyed to Hamilton United Methodist Church, a Tennessee nonprofit corporation by Quitclaim deed from Carolyn Roark, Migdiel Perez, Laurel Hemingway, Pat McMahon, Corinna Davidson, Jeff Verble, Keith Guigneaux, Richard Cook and Ted Wheaton, being all of the Trustees of Hamilton United Methodist Church of record in Instrument No 20160303-0020458 Register's Office for Davidson County, Tennessee, dated February 02, 2016 and recorded on March 03, 2015

This conveyance is subject to
• Taxes for the year 2023

• Any taxes for past, present or future tax years which may become due but which are not presently due and payable because of the existing tax classification of the Land as exempt
• Subject to all matters shown on the Plan of record as Instrument Number 20230504-0033345, Register's Office of Davidson County, Tennessee

• Agreement for Dedication of Easement of record in Book 7650, Page 607 and Instrument No 20010717-0075786, in the Register's Office for Davidson County, Tennessee
• Grant of Overhead and Anchor Easement of record in Instrument Number 20031024-0157320, in the Register's Office for Davidson County, Tennessee
• Dedication of Sidewalk Easement of record in Instrument Number 20220127-0009786, in the Register's Office for Davidson County, Tennessee
• Charter of record in Instrument Number 20091030-0100146, in the Register's Office for Davidson County, Tennessee
• Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
• Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **3105 Hamilton Church Road, Antioch, Tennessee 37013**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF MAY, 2023

Hamilton United Methodist Church, a Tennessee nonprofit corporation

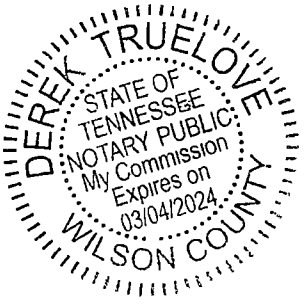
BY Eric S Kantorik
Eric S Kantorik
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ERIC S KANTORIK, 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 AUTHORIZED MEMBER of HAMILTON UNITED METHODIST CHURCH, A TENNESSEE NONPROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER

Witness my hand and official seal, this the 26th of May, 2023

Notary Public
My Commission Expires 3/24
(SEAL)



Witness my/our hand(s) this the 26th DAY OF MAY, 2023

Hamilton United Methodist Church, a Tennessee nonprofit corporation

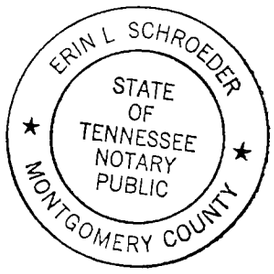
BY _____
Gregory D Short
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GREGORY D SHORT, 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 AUTHORIZED MEMBER of HAMILTON UNITED METHODIST CHURCH, A TENNESSEE NONPROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER

Witness my hand and official seal, this the 26th of May, 2023

_____
Notary Public
My Commission Expires 10-17-2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212