**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1016148 DEEDWARR
06/16/2023 02:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,713.10
20230616-0046274

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: ~~$415,000~~ $403,000.00 RS

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of June, 2023

Notary Public

My Commission expires ____/____/____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**NAME AND ADDRESS OF PROPERTY OWNER:**
Benjamin Chase, LLC
2010 Cooper Ln.
Nashville, TN 37216

**SEND TAX BILLS TO:**
Benjamin Chase, LLC
Same as above

**MAP AND PARCEL NUMBER: Tax ID #: 07208025300**

# WARRANTY DEED

**23NT00507**

Effective the 9th Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**TRUSTEES FOR DALEWOOD BAPTIST CHURCH**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Benjamin Chase, LLC**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dalewood Subdivision, Section V, as of re-cord in Plat Book 4175, page 84, Register's Office for said County.

Said Lot No. 1 fronts 100 feet on the west side of Cooper Lane and extends back between parallel lines 165.0 feet to a dead line in the rear on which it measures 100 feet thereon.

Being the same property as conveyed to MORRIS C. EARLY, EARL W. HUFFINE, KENNETH E. SMITH, JESSE E. BRADLEY and DOUGLAS C. SMITH, TRUSTEES FOR DALEWOOD BAPTIST CHURCH by Warranty Deed from GARY LONNIE MINCHEY and wife, JUDY ANN MINCHEY dated 06/03/1985 recorded 06/03/1985 in Book 6570, Page 871, Register's Office for Davidson County, Tennessee. Current trustees for the Dalewood Baptist Church are: Shirley Richardson, Elizabeth Hickey, Donald W. Pyland, Judy Maddox and Kenneth Reeder, of record as document no _____, Register's office for Davidson County, Tennessee. 20230616-0046190

This is an improved property commonly known as: 2010 Cooper Ln, Nashville, TN 37216-2910

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 9th day of June, 2023

Shirley Richardson

**Shirley Richardson, Trustee, Dalewood Baptist Church**

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Shirley Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **Dalewood Baptist Church**, and that as such **Trustee,** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 9th day of June, 2023.

Notary Public

CARL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

My commission expires: 1/16/2024

Elizabeth Hickey

**Elizabeth Hickey, Trustee, Dalewood Baptist Church**

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Elizabeth Hickey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **Dalewood Baptist Church**, and that as such **Trustee,** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 9th day of June, 2023.

Notary Public

CARL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

My commission expires: 1/16/2024

Donald W. Pyland

**Donald W. Pyland, Trustee, Dalewood Baptist Church**

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Donald W. Pyland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** of **Dalewood Baptist Church**, and that as such **Trustee,** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 9th day of June, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Judy R. Maddox

**Judy Maddox, Trustee, Dalewood Baptist Church**

State of Tnnessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Judy Maddox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **Dalewood Baptist Church**, and that as such **Trustee,** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 9th day of June, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 1/16/2024

Kenneth Reeder

**Kenneth Reeder, Trustee, Dalewood Baptist Church**

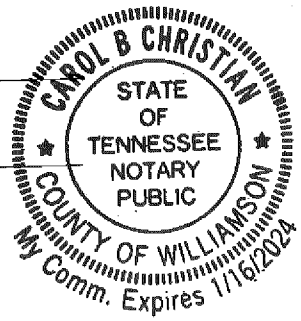
State of Tennessee }
County of Davidson } Kenneth Reeder

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Kenneth Reeder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** of **Dalewood Baptist Church**, and that as such **Trustee,** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 9th day of June, 2023.

Notary Public

My commission expires: 1/16/2024



**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 June 9, 2023 (date of document).

Regina Sullo
Affiant Signature

June 14, 2023
Date

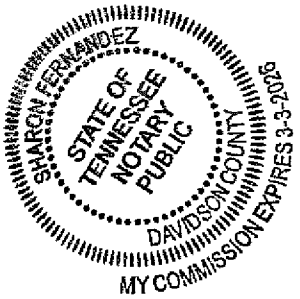
State of TN
County of DAVIDSON

Sworn to and subscribed before me this 14 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL




202306160046274