Karen Johnson Davidson County
Batch# 1020555 DEEDWARRSP
06/29/2023 08:42:30 AM 5 pgs
Fees: $28.00 Taxes: $15,170.00
20230629-0049544

Special Warranty Deed

DAVID GRANT LUIKEN, JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $4,100,000.00 Affiant Subscribed and sworn to before me, this the 22nd day of June, 2023. Notary Public My commission expires: 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC (DGL)
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owners as follows:	Send Tax Bills To:	Map/Parcel Numbers:
48 White Bridge Road Nashville, Tennessee 37205	*New Owners*	104-04-0-129.00 & 104-04-0-131.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, GENERAL COMMISSION ON UNITED METHODIST MEN OF THE UNITED METHODIST CHURCH, a Tennessee nonprofit corporation ("Grantor"), has, effective as of this 27 day of June, 2023 (the "Effective Date"), bargained and sold, and does hereby transfer and convey unto HUSEYIN USTUNKAYA, a Fifty-One Percent (51%) undivided interest, and unto HARUN USTUNKAYA, a Forty-Nine Percent (49%) undivided interest, as tenants in common, their respective successors and assigns (collectively, "Grantee"), certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 1000 and 1004 17th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

GENERAL COMMISSION ON UNITED METHODIST MEN OF THE UNITED METHODIST CHURCH,
a Tennessee nonprofit corporation

By: _____
Name: Greg Arnold
Title: General Secretary and Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Greg Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the General Secretary and Chief Executive Officer of the General Commission on United Methodist Men of the United Methodist Church, the within named bargainor, a Tennessee nonprofit corporation, and that he as such General Secretary and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Secretary and Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of June, 2023.

David Grant Luiken Jr.
NOTARY PUBLIC
My Commission Expires: 11-3-2025

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Tract I: Land in Davidson County, Tennessee, being the Northerly parts of Lots 14 and 15 on Margaret R. Shields Subdivision of Lots Nos. 5 and 6 of the O.B. Hayes Plan as of record in Book 57, Page 33, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 14 & 15 front together 112 1/2 feet on the Southerly side of Music Square South (formerly Grand Avenue, Central Avenue, or Hayes Street) and run back between parallel lines, 100 feet to a dead line.

Tract II: Land in Davidson County, Tennessee, being the Southerly 50 feet of Lots Nos. 14 & 15 on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 of O.B. Hayes Plan of Large Lots, as of record in Book 57, Page 33, Register's Office for Davidson County, Tennessee.

Said parts of Lots 14 and 15 fronts 50 feet on the Easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, with the Northerly margin of an alley 112 1/2 feet to a dead line.

Being the same property conveyed to General Commission on United Methodist Men of the United Methodist Church by Special Warranty Deed from General Council on Finance and Administration of the United Methodist Church of record in Instrument No. 20051221-0152793, Register's Office for Davidson County, Tennessee, dated December 15, 2005 and recorded on December 21, 2005.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 33, Register's Office for Davidson County, Tennessee ("Register's Office").

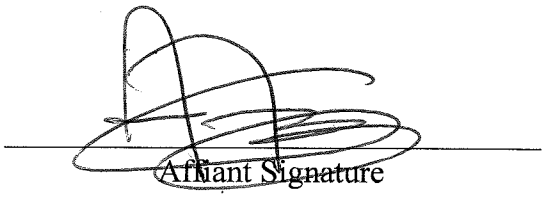
3. Retaining Wall Agreement of record in Book 7924, Page 903, said Register's Office.

4. Utility Easement of record in Book 4577, Page 597, said Register's Office.

5. All matters set forth on that certain ALTA/NSPS Land Title Survey dated March 10, 2023 (last revised May 24, 2023), prepared by Michael K. Story (TN License No. 1989) and designated as Project No. 328-486.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 27, 2023 (date of document).



Affiant Signature

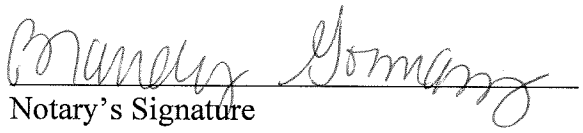
June 27, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of June, 2023.



Notary's Signature

My Commission Expires: 5-5-25

