Karen Johnson Davidson County
Batch# 1025938 DEEDWARR
07/13/2023 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20230713-0053881

Name and Address of New Owner:
Level Up Investments LLC
2245 Rosa L Parks Boulevard
280915
Nashville, TN 37228

Send Tax Bills To:
Level Up Investments LLC
2245 Rosa L Parks Boulevard
280915
Nashville, TN 37228

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 092-02-0-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Westwood Baptist Church University Center, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Level Up Investments LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the entire 50 feet of Lot No. 144 which has a house on it and further described as follows: Being 50 feet of lot No. 144 in the Plan of the Subdivision of the Heffernan Plan, a Plan of which Subdivision is of record in Book No. 161, page 138, R.O.D.C., Tennessee.

Said Lot No. 144 fronts 50 feet on the North side of Albion Street and extends back between parallel lines 140 feet to an alley in the rear.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of July, 2023.

Westwood Baptist Church University Center, Inc., a Tennessee Corporation

By: _____ Trustee (SEAL)
Oscar Dismuke, Trustee

By: _____ TRUSTEE (SEAL)
Andrew Hanserd, Trustee

By: _____ Trustee (SEAL)
Eric Boykin, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Venikkia Cunningham, of the state and county mentioned, personally appeared Oscar Dismuke, Andrew Hanserd, and Eric Boykin, Trustees of Westwood Baptist Church University Center, Inc., 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 Trustee, Trustee, and Trustee of Westwood Baptist Church University Center, Inc., the within named bargainor, a Corporation, and that such Oscar Dismuke, Andrew Hanserd, and Eric Boykin, Trustees of Westwood Baptist Church University Center, Inc. as such Trustee, Trustee, and Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Trustee, Trustee, and Trustee.

Witness my hand and seal, at office in Sumner County, TN, this 13th day of July, 2023.

_____
Notary Signature

Printed Name: Venikkia Cunningham

My commission expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Westwood Baptist Church University Center, Inc., a Tennessee Corporation

By: _____ Trustee
Oscar Dismuke, Trustee

By: _____ TRUSTEE
Andrew Hanserd, Trustee

By: _____ Trustee
Eric Boykin, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 13th day of July, 2023.

_____
Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 7-13-23.

Drusilla Bryant
Affiant Signature

7-13-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of July, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026