(1)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1028470 **DEEDWARR**
07/19/2023 03.41 18 PM 2 pgs
Fees $13 00 Taxes $1,739.00

20230719-0055733

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $450,000 00

Laura Lee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of July, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires 4/27/2025

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Bars Hooper Holdings, LLC	SAME AS NEW OWNER	105-03-0-319 00
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Morning Star Missionary Baptist Church, a nonprofit corporation,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bars Hooper Holdings, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Being a parcel of land located in the 17th Council District of Davidson County, Tennessee, being located at approximately 140 feet northwest of the intersection of 1st Ave South and North Hill Street, and being more particularly described as follows

BEGINNING at an iron pin (set) in the easterly right-of-way of 1st Ave South, said iron pin being the southwest corner of the herein described property,

Thence, along the easterly right-of-way of 1st Ave South, North 26 degrees 44 minutes 43 seconds West, 84 80 feet to an iron pin (set) in the southerly line of Metro Alley No 696,

Thence, along said alley, South 82 degrees 29 minutes 45 seconds East, 195 04 feet to an iron pin (set),

Thence, leaving said alley, South 07 degrees 50 minutes 08 seconds West, 70 00 feet to an iron pin (set),

Thence, North 82 degrees 31 minutes 59 seconds West, 146 91 feet to the POINT OF BEGINNING, containing 0 27 acres, or 11,977 06 square feet, more or less, according to a survey by Jeffrey A Leopard, dated June 5, 2023

Being the same property conveyed to TRUSTEES OF MORNING STAR BAPTIST CHURCH, by deed from IRMA HAYNES CARMICHAEL AND HUSBAND, LUTHER P CARMICHAEL, of record in Book 9868, page 363, dated November 20, 1995, said Register's Office

The TRUSTEES OF MORNING STAR BAPTIST CHURCH (AKA THE MORNING STAR MISSIONARY BAPTIST CHURCH) further conveyed said property to MORNING STAR MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, by Quitclaim Deed of record in Instrument No 20181002-0097854, dated September 30, 2018, said Register's Office

This property is __unimproved _X_improved property known as 1208 1st Avenue South, Nashville, TN 37210

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 17th day of July, 2023

The Morning Star Missionary Baptist Church

BY Charles Brisco, Trustee Chairman

Charles Brisco, Trustee Chairman

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Brisco, 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 Trustee Chairman of The Morning Star Missionary Baptist Church, the within named bargainors, a non-profit corporation, and that such Trustee Chairman executed the foregoing instrument for the purpose therein contained, by personally signing the name of the non-profit corporation as Trustee Chairman

Witness my hand and official seal, this the 17th day of July, 2023

Notary Public
My Commission Expires

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY