Karen Johnson Davidson County
Batch# 1035648 DEEDWARRSP
08/08/2023 08 17 04 AM 2 pgs
Fees $13 00 Taxes $3,607 50
20230808-0061214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $975,000 00

Affiant

Subscribed and sworn to before me this 3rd day of August, 2023

Notary Public
My Commission Expires _____
File No 22-17363C

MISTY M THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rick Morrow (NAME)	NEW OWNER (NAME)	25-8-18.00
		25-8-19 00
P O Box 100 (STREET ADDRESS)	P.O. Box 100 (STREET ADDRESS)	25-8-20 00
Hohenwald, TN 38462 (CITY) (STATE) (ZIP)	Hohenwald, TN 38462 (CITY) (STATE) (ZIP)	25-8-21.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Goodlettsville Church of Christ, a Tennessee Non-Profit Corporation,** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Rick Morrow and wife, Cindy Morrow** ("Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows

BEGINNING at a 5/8-inch rebar with Ragan Smith cap found in the right-of-way of Harris Street, 23 feet from the center, at the southeast corner of Lot 7 of the J W Harris Subdivision, Plat Book 547, Page 46, runs thence with Lot 7 North 09 degrees 44 minutes 34 seconds East, 274 64 feet to a 5/8-inch rebar with Ragan Smith cap found in the south line of the Goodlettsville Church of Christ, Deed Book 10180, Page 322, thence with the Goodlettsville Church of Christ South 79 degrees 46 minutes 01 seconds East, 290 08 feet to a 5/8-inch rebar with L I Smith cap set in the west right-of-way of U S Highway 41, 72 feet from the center, thence with the right-of-way South 07 degrees 38 minutes 57 seconds West, 300 24 feet to a 5/8-inch rebar with L I Smith cap set 63 feet from the center of U S Highway 41, and in the right-of-way of Harris Street, 22 feet from center, thence with the right-of-way of Harris Street North 74 degrees 57 minutes 51 seconds West, passing a 5/8-inch rebar found at 234 05 feet, and continuing 68.28 feet, for a total distance of 302 33 feet to the Point of Beginning, and containing 1 948 acres, more or less, as surveyed by Thomas A Young, Tennessee Registered Land Surveyor Number 2265, of L I Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on January 23, 2023 Bearings are based upon Tennessee State Plane Coordinate System, NAD 83

Being the same property conveyed to Don Shivers, Danny Bowman, Jess Toothman, James Weiss and George Holt, Trustees of Goodlettsville Church of Christ, by Warranty Deed from Linda S Owens Brown and husband, Jiffy Joe Brown, dated May 15, 2000, and recorded on May 15, 2000, of record in Instrument No 20000515-048902, Register's Office for Davidson County, Tennessee,
AND
Being the same property conveyed to Don Shivers, Danny Bowman, Jess Toothman, and George Holt, Trustees of Goodlettsville Church of Christ, by Warranty Deed from Kathryn Duke, a widow, dated April 24, 2002, and record on April 26, 2002, of record in Instrument No 20020426-0051675, Register's Office for Davidson County, Tennessee,
AND
Being part of the same property conveyed to Goodlettsville Church of Christ, a Tennessee Corporation, by Warranty Deed from Carl F Medlock and wife, Elaine M Medlock, dated September 19, 2007, and recorded on September 25, 2007, of record in Instrument No 20070925-0114031, Register's Office for Davidson County, Tennessee,
AND
Being part of the same property conveyed to Goodlettsville Church of Christ, a Tennessee non-profit corporation, by Warranty Deed from Laura S Passarello, Successor Trustee of the John R Ralph Revocable Living Trust, dated December 17, 2014, and recorded on December 19, 2014, of record in Instrument No 20141219-0116184, Register's Office for Davidson County, Tennessee

The following Restrictive Covenants shall be binding on the subject property:

There shall be no abortion clinic, package alcohol sales, liquor by the drink sales, pain clinic-methadone, and adult/porn store. Said Restrictive Covenant shall run with the land.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 46, Register's Office for Davidson County, Tennessee

Easement for sanitary sewers as recorded in Book 4362, page 962, Register's Office for Davidson County, Tennessee

Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No 20021114-041106, Register's Office for Davidson County, Tennessee

This is improved property known as 413 S Main Street, Goodlettsville, TN 37072, 417 S Main Street, Goodlettsville, TN 37072, 419 S Main Street, Goodlettsville, TN 37072, and 107 Harris Street, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 2nd day of August, 2023. Effective date of deed is August 3, 2023

Goodlettsville Church of Christ

By: _____ ELDER
Mike Huffines, Elder

By: _____ Elder
Wendell Elrod, Elder

By: _____ Elder
George Dudney, Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Mike Huffines, Wendell Elrod, and George Dudney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Elders of Goodlettsville Church of Christ, the within-named bargainor, a corporation, and that such Mike Huffines, Wendell Elrod, and George Dudney, as such Elders, executed the within instrument for the purposes therein contained, by personally signing the name of the corporation as Elders.

Witness my hand, at office, this 3rd day of August, 2023

DODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 9-19-2026

_____
Notary Signature
My commission expires:

PREPARED BY
SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066