Karen Johnson Davidson County
Batch# 1037143 DEEDWARR
08/10/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230810-0062205

WARRANTY DEED

ZANA C PETTY
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 $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 2.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Mills	New Owner	Map: 12002006400
(NAME) 1207 Saturn Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADVISORY BOARD, MIDSOUTH DISTRICT CHURCH OF THE NAZARENE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL MILLS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 188 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Being the same property conveyed to Advisory Board, Midsouth District Church of the Nazarene, Inc., by Quitclaim Deed from Advisory Board, Midsouth District Church of The Nazarene, Inc., Successor to Trinity Church of The Nazarene Inc., which is now dissolved, of record in Instrument No. 20230801-0059360, dated August 1, 2023, Register's Office for said County. Also see Quitclaim Deed in Book 7413, Page 940 and Warranty Deed in Book 4948, Page 745, Register's Office for said County.

Matters appearing on that plat recorded in Plat Book 1424, Page 92, included, but not limited to any building setback lines and/or easements lying within the lot(s) described in Exhibit "A".

unimproved ☐
This is improved ☒ property, known as 1207 Saturn Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 10th day of August, 2023.

Advisory Board, Midsouth District Church of the Nazarene, Inc.

BY: _____
Jeffrey A. Sexton
Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of Advisory Board, Midsouth District Church of the Nazarene, Inc. the within named bargainer, and corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of August, 2023.

My Commission Expires: 3.3.26 _____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 August 10, 2023.

(AFFIANT) – Julia Wyatt

08/10/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of August, 2023.

My commission expires: 2-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY