SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047377 DEEDWARRSP
09/07/2023 11:57:30 AM 2 pgs
Fees: $13.00 Taxes: $3,206.05
20230907-0070207

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $866,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Sept., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2023-0825

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Mikes and Marsalis Teague	FCBank	117-16-0-022.00
(NAME)	(NAME)	
3903 Belmont Blvd	6600 North High Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Worthington, OH 43085	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christian C. Rice, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna Mikes, unmarried and Marsalis Teague, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 31, Section 1, Green Hills Subdivision, as shown on plan of record in Plat Book 547, page 128, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lipscomb University by Warranty deed from RER Partnership, a Tennessee General Partnership of record in Instrument No. 20220901-0098594 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 01, 2022.

Being the same property conveyed to Christian C. Rice, Jr., by warranty deed of Lipscomb University of record in Instrument #20230518-0037479, Register's Office, Davidson County, TN dated May 16, 2023, recorded May 18, 2023.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1, 9, and 25 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2023, constitute a lien against said property but are not yet due and payable. Restrictions of record in Book 700, Page 610, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Agreement for Dedication of Easement of record in Book 4040, Page 988, in the Register's Office for Davidson County, Tennessee. Conveyance to The Metropolitan Government of Nashville and Davidson

County, department of Water and Sewage Services for fire hydrant and its lines of record in Book 8664, Page 82, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, Page 992, in the Register's Office for Davidson County, Tennessee.

This property, known as 3903 Belmont Blvd, Nashville, TN 37215
(House Number) (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 said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise. 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 my/our hand(s) this 1st DAY OF SEPTEMBER, 2023.

Christian C. Rice, Jr.

Christian C. Rice, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christian C. Rice, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of September, 2023.

Jean B. Shupe
Notary Public

My commission expires: Nov. 3, 2025

JEAN B. SHUPE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 September 1, 2023.

Signature
September 1, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 1, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

202309070070207