WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064061 DEEDWARR
10/23/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231023-0082991

BS-RMX-23-4302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Zomi SDA Church	New Owner	
(NAME)	(NAME)	**165-00-0-133.00**
5024 Cloverhill Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TURNKEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE ZOMI SEVENTH-DAY ADVENTIST CHURCH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Final Plat of the Thomas Wiggins and June Wiggins Property of record in Plat at Instrument No. 20180319-0025869, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also described as follows:

Land situated in Antioch, Davidson County, Tennessee, bounded and being more particularly described as follows, to wit:

Beginning at an iron rod set on the westerly margin of LaVergne Couchville Pike, said iron rod set being the northeast corner of the herein described Tract 1, and said iron rod set also being the southeast corner of the herein described Tract 2; Thence, westerly with the northerly boundary line of the herein described Tract 1, N82'13'16"W, 634.03' to an iron rod set on the easterly boundary line of the Jose Manuel Teran-Camacho property as of record in Instrument #20141229-0118168, (R.O.D.C., TN), said iron set being the northwest corner of the herein described Tract 1, and said iron rod set also being the southwest corner of the herein described Tract 2;

Thence, northerly with the easterly boundary line of the Jose Manuel Teran- Camacho property as of record in Instrument #20141229- 0118168 (R.O.D.C, TN), N13°04'01", 1.96.60' to an iron rod found, said iron rod found being the southwest corner of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.O.D.C., TN), and said iron rod also being the northwest corner of the herein described Tract 2:

Thence, easterly with the southerly boundary line of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771 (R.O.D.C., TN), S82°06' 13"E, 629.14' to a concrete monument found on the westerly margin of LaVergne Couchville Pike, said concrete monument found being the southeast corner of the Cheryl Ann Riley property as of record in Instrument 1/20110901- 0067771, (R.O.D.C\'84 TN), and said concrete monument found also being the northeast corner of the herein described Tract 2;
Thence, southerly with the westerly margin of LaVergne Couchville Pike, S 11°40'09"W, 194.92' to the point of beginning.

For information purposes only: prior deed references subject property to contain 123,244 square feet or 2.83 acres, more or less.

Being the same property conveyed to TURNKEY BUILDERS LLC by Warranty Deed from Marilyn June Wiggins, Trustee of Thomas J. Wiggins and Marilyn June Wiggins Revocable Living Trust, of record as Instrument Number 20220916-0103372, Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 16, 2022.

This conveyance is subject to:

- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20180319-0025869, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4302 Lavergne Couchville Pike, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF OCTOBER, 2023.

Turnkey Builders, LLC

BY: _____

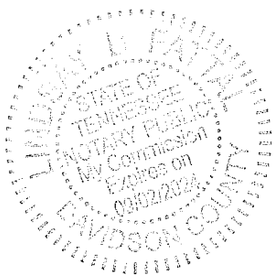
Percy Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TURNKEY BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of October, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Britney Garner 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 10/16/23 (date of document).

Affiant Signature

10/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of October, 2023.

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025