Karen Johnson Davidson County
Batch # 1081735 DEEDWARRSP
12/14/2023 10:08:57 AM 5 pgs
Fees: $28.00 Taxes: $37.00
20231214-0096458

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Ten Thousand and no/100 Dollars ($10,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Melody Campbell
Affiant

Subscribed and sworn to before me, on this 13 day of December, 2023.

Hillary D Smith
Notary Public

My commission expires: 2-19-2024

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification
Stephen Salyer, ETUX	SAME AS NEW OWNER	168-00-0-096.00
8837 HIGHWAY 100		
NASHVILLE, TN 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tennessee-Western Kentucky Conference, United Methodist Church, Inc., a Tennessee non-profit corporation**, Grantor, has bargained and sold and by these presents does transfer and convey unto **Stephen Salyer and Tori Thompson, husband and wife**, Grantees, their heirs, successors, and assigns, the property located in Davidson County, Tennessee being described as follows:

[*SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.*]

This is unimproved property identified as 0 HWY 100, Nashville, TN 37221.

Grantor hereby disclaims and releases any interest held under the trust clause of the United Methodist Church, as provided in The Book of Discipline.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is awfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2024 and subsequent years, not yet due and payable. (2) All matters appearing on the Survey by H & H Land Surveying, Inc., dated April 12, 2023, Job Number 2023-0146. (3) Agreement for dedication of public utilities easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 11744, page 768, Register's Office of Davidson County, Tennessee. (4) Final Order filed of record in Instrument No. 20231005-0078418, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs, successors, and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands on this the 13th day of December, 2023.

Tennessee-Western Kentucky Conference of the United Methodist Church, Inc.,
a Tennessee non-profit corporation,

By: _____
Name: Jay Voorhees
Its: Trustee

By: _____
Name: Carolyn Wenzel
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jay Voorhees** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and whom further acknowledged that his is a Trustee of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc. the within named bargainor, and that as such Trustee of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand, this the 12 day of December, 2023.

Hillary D. Smith
NOTARY PUBLIC

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 2-19-2024

AND GRANTOR DOES COVENANT with the said Grantees that it is awfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2024 and subsequent years, not yet due and payable. (2) All matters appearing on the Survey by H & H Land Surveying, Inc., dated April 12, 2023, Job Number 2023-0146. (3) Agreement for dedication of public utilities easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 11744, page 768, Register's Office of Davidson County, Tennessee. (4) Final Order filed of record in Instrument No. 20231005-0078418, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs, successors, and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands on this the 13th day of December, 2023.

Tennessee-Western Kentucky Conference of the United Methodist Church, Inc.,
a Tennessee non-profit corporation,

By: _____
Name: Jay Voorhees
Its: Trustee

By: _____
Name: Carolyn Wenzel
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jay Voorhees** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and whom further acknowledged that his is a Trustee of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc. the within named bargainor, and that as such Trustee of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand, this the _____day of December, 2023.

_____
NOTARY PUBLIC

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carolyn Wenzel** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and whom further acknowledged that she is a Trustee of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc. the within named bargainor, and that as such Trustee of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand, this the 12th day of December, 2023.

NOTARY PUBLIC

Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

EXHIBIT A

That certain tract of land situated in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod (set) in the Southerly margin of Highway 100, at the Northeast corner of the Gary Henriksen and Mona Mashayekhi Property as of record in Instrument No. 20191004-0101835, in the Register's Office of Davidson County, Tennessee (R.O.D.C., TN), said iron rod (set) also being the Northwest corner of the herein described tract;

Thence, with the Southerly margin of Highway 100, with a curve to the left having a central angle of 02°41'44", a radius of 2,689.76', an arc length of 126.55', a chord bearing of N67°41'37"E, and a chord length of 126.53' to an iron rod (set) at the Northwest corner of the Tori Thompson and Stephen Salyer Property as of record in Instrument No. 20201223-0153021, (R.O.D.C., TN), said iron rod (set) also being the Northeast corner of the herein described tract; Thence with common lines with the Tori Thompson and Stephen Salyer Property as of record in Instrument No. 20201223-0153021, (R.O.D.C., TN), the following two (2) courses; Thence, S01°10'34"E, 100.11' to an iron rod with cap stamped "RLS #1665" (found) at the Southeast corner of the herein described tract; Thence S64°34'44"W, 148.30' to an iron rod (found) in the Easterly line of the Gary Henriksen and Mona Mashayekhi Property as of record in Instrument No. 20191004-0101835, (R.O.D.C., TN), said iron rod (found) also being the Southwest corner of the herein described tract; Thence with the Easterly line of the Gary Henriksen and Mona Mashayekhi Property as of record in Instrument No. 20191004-0101835, (R.O.D.C., TN), N07°17'59"E, 116.67' to the point of beginning. Containing 13,124 square feet or 0.30 acres, more or less.

Being the same property vested in Tennessee-Western Kentucky Conference of the United Methodist Church, Inc., by Final Order entered in the Chancery Court for Davidson County, Tennessee (Case No. 23-0524-II), of record in Instrument No. 20231005-0078418, in the Register's Office for Davidson County, Tennessee, dated September 27, 2023, and recorded on October 5, 2023.