Karen Johnson Davidson County
Batch# 1082637 DEEDWARR
12/15/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231215-0096996

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $325,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 14th day of December, 2023.<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Adrian Gheorghe | Legacy Home Loans, LLC<br>dba Steadfast Mortgage | 082-04-0-101.00 |
| 1041 E Trinity Lane, Apt. 120 | 2 Cadillac Drive | |
| Nashville, TN 37216 | Brentwood, TN 37027 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARRY ALEXANDER, DEACON CHAIRMAN, DARRELL CALDWELL, VICE DEACON CHAIRMAN AND MARY THOMAS, TRUSTEE CHAIR OF CLEVELAND STREET MISSIONARY BAPTIST CHURCH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIAN GHEORGHE, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 47 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, of record in Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Trustees of Cleveland Street Missionary Baptist Church by Warranty deed from Ben Massey and wife Mary R. Massey of record in Instrument No. 20020819-0100200 Register's Office for Davidson County, Tennessee, dated August 15, 2002 and recorded on August 19, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 920 North 6th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2023.

***Cleveland Street Missionary Baptist Church***

By: _____
Harry Alexander, Deacon Chairman

By: _____
Darrell Caldwell, Vice Deacon Chairman

By: _____
Mary Thomas, Trustee Chair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Harry Alexander, Deacon Chairman, Darrell Caldwell, Vice Deacon Chairman, and Mary Thomas, Trustee Chair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Deacon Chairman, Vice Deacon Chairman and Trustee Chair of Cleveland Street Missionary Baptist Church, a Tennessee Non-Profit Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2023.

_____
Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 14, 2023** (date of document).

Affiant Signature

December 15, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25