This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 29th day of December, 2023.

Notary Public
My commission expires: 5.21.2024

Karen Johnson
Batch # 1087246
01/02/2024 09:38:41 AM
Fees: $13.00 Taxes: $1,406.00
20240102-0000102

Davidson County
DEEDWARR
2 pgs

JUSTIN MOONEYHAM
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gregg Garner	New Owner	063-08-0 058.00
4013 Cumberland Ave		
Old Hickory, TN 37138		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLOBAL OUTREACH DEVELOPMENTS INTERNATIONAL, A TN NON-PROFIT CORPORATION, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GREGG GARNER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lots 26 and 28, Block Y of the Hadley Bend City Subdivision of the Hulme Tract in the 4th Civil District of Davidson County, Tennessee, as recorded in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Lots 26 and 28 in Block Y lie on the west side of Cumberland Avenue fronting thereon 25 feet each and run back westwardly between parallel lines one hundred and fifty feet.

Being the same property conveyed to Global Outreach Development International, a TN Non-Profit Corporation, by deed dated 04/11/2012, from Gwendolyn Marshall, of record in Instrument No. 20120418-0033174, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4013 Cumberland Ave, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of December, 2023.

Global Outreach Developments International

BY: _____
Grant Dailey, Director

BY: _____
Wade Reichelt, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Grant Dailey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the DIRECTOR of the within named bargainor, Global Outreach Developments International, and that HE, as such DIRECTOR R, executed the foregoing instrument for the purposes therein contained by signing the name of Global Outreach Developments International by the said Grant Dailey as such DIRECTOR.

Witness my hand and official seal this 29th day of December, 2023.

My commission expires: 5.21.2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wade Reichert, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the DIRECTOR of the within named bargainor, Global Outreach Developments International, and that HE, as such DIRECTOR, executed the foregoing instrument for the purposes therein contained by signing the name of Global Outreach Developments International by the said Wade Reichert as such DIRECTOR.

Witness my hand and official seal this 29th day of December, 2023.

My commission expires: 5.21.2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY