Karen Johnson Davidson County
Batch# 1092761 DEEDWARR
01/23/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20240123-0004035

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dakota Don Ellis Christofer and Miles Levi Smith	New Owner	Map: 08416011200
(NAME) 2518 Park Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($319,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FIRST BAPTIST CHURCH OF DONELSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAKOTA DON ELLIS CHRISTOFER AND MILES LEVI SMITH, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 1 on the Plan of Resubdivision of the Resubdivision of Lots 41, 42 and 43 of Donelson Park Place and the Resubdivision of Lot 44, Donelson Park Place of record in Instrument No. 20230721-0056548, 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 part of the same property conveyed to First Baptist Church of Donelson, by deed from Paul W. Stouffer and wife, Peggy S. Stouffer, of record in Book 6373, Page 703, dated July 10, 1984, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20230721-0056548, said Register's Office; (3) Driveway Easement of record in Book 5684, Page 891, in the Register's Office for Davidson County, Tennessee; (4) All matters of record in Book 547, Page 73 and Book 5190, Page 467, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2518 Park Drive, Nashville, TN 37214
(House No.) (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 the said GRANTEES, 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 our hands this 16th day of January, 2024.

First Baptist Church of Donelson

BY: _____
Wayne Tucker
Trustee

BY: _____
Ashley Ponder
Trustee

BY: _____
Ronnie Smith
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wayne Tucker, Ashley Ponder, and Ronnie Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oaths acknowledged himself/herself/themselves to be the Trustees respectively of First Baptist Church of Donelson the within named bargainer, and that he/she/they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of January, 2024.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Katherine Lawson 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 01/18/24 (date of document).

Affiant Signature

01/18/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County