Karen Johnson Davidson County
Batch# 1095276 DEEDWARR
01/29/2024 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20240129-0005979

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF January, 20 24

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: South West RE Acquisitions LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
2915 Winterberry Dr.	2915 Winterberry Dr.	part of 08110013100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Bethlehem UPB Church**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **South West RE Acquisitions LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 57 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts fifty (50) feet on the northerly side of Martha Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Bethlehem UPB Church, by virtue of that certain Warranty Deed dated March 17, 2000, and being of record at Instrument No. 200003170027654 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as p/o 1700 26th Ave N Nashville, TN 37208
(House Number) (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 my hand this 25th day of January, 2024.

Bethlehem UPB Church

By: Ronnie J. Russell, Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Ronnie J. Russell**, 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 **Pastor** of **Bethlehem UPB Church** the within named bargainer, and that he/she as such **Pastor**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Bethlehem UPB Church** by himself/herself as **Pastor**.

WITNESS my hand and official seal at office this 25th day of January, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 1/25/24.

Affiant Signature

1/25/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of January, 2024

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

