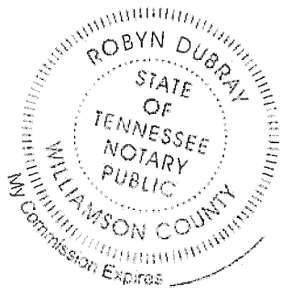
Karen Johnson Davidson County
Batch# 1103350 DEEDWARR
02/21/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240221-0011983




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Jamika Jones
Affiant

Subscribed and sworn to before me, this 16 day of February, 2024.

Robyn Dubray
Notary Public
My commission expires: 1-19-2026

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **WoodmontTN2023 LLC** | | **042-09-0-133.00** |
| **903A & 903C Old Hickory Blvd** | **Send to New Owners** | |
| **Madison, TN 37115** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**St. Luke Cumberland Presbyterian Church, Inc.**

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

**WoodmontTN2023, LLC**

HEREINAFTER CALLED THE GRANTEES, 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. 1 and Lot No. 2, on the plan of Subdivision Plat, St. Luke Cumberland Presbyterian Church, of record as Instrument No. 20231108-0087539, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Lot No. 1 has the benefit of a 20' shared access easement over Lot No. 2 as shown on the plat of record.

Being a portion of the same property conveyed to St Luke Cumberland Presbyterian Church, Inc., a Tennessee not-for-profit corporation, by Quitclaim Deed from St Luke Cumberland Presbyterian Church, an unincorporated association, dated October 9, 1994, of record in Book 9496, Page 872, as re-recorded in Book 9544, Page 234, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 903A & 903C Old Hickory Blvd, Madison, TN 37115.

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 in 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.

St. Luke Cumberland Presbyterian Church, Inc., A Tennessee Corporation

By Deborah D. Trest, Treasurer Date: 2/16/24
Deborah D Trest, Treasurer

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Deborah D Trest with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Treasures of St Luke Cumberland Presbyterian Church, Inc is authorized by St Luke Cumberland Presbyterian Church, Inc to execute this instrument on its behalf

Witness my hand, at office, this 16th day of February, 2024.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

***Please Return to:***
**Magnolia Title & Escrow**
**150 N Royal Oaks Blvd**
**Franklin, TN 37067**

Certificate of Authenticity

I, Jamika Jones, 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 **February 16, 2024**.

Jamika Jones

Affiant Signature

February 21, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

21st day of February, 20 24.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

