WARRANTY DEED

Karen Johnson Davidson County
Batch# 1125834 DEEDWARR
04/22/2024 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20240422-0028771

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Comfort Group, INC	The Comfort Group, INC	119-06-0-107.00
(NAME)	(NAME)	
210 & 212 Whitsett Road	659 Thompson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cumberland Primitive Baptist Association**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto The Comfort Group, INC, hereinafter called the GRANTEE(S), it's 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 situated in the old 9th Civil District of said County, and beginning in the center of the County road, now known as Whitsitt Road, at the southwest corner of Lot No. 1 on the plan of Reuben E. Whitsitt Lands, as of record in Minute Book "J" Page 586, of the County Court for said County; thence at right angles to said road northwardly 300 feet to the southwesterly side of a twin sweet gum; thence at right angles with the first line of the lot herein conveyed, 90 feet; thence parallel with the first line southwardly 300 feet to the center of said road; thence with the center of said Road Westwardly 90 feet to the beginning, containing a fraction over one-half an acre, be the same more or less, and being out of the southwest corner of a tract of land conveyed to John B. Whitsitt by W.H. Whitsitt, Trustee, September 24, 1880 by deed of record in Book 67, Page 15, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Bransford Realty Company by deed from Andrew Evans at ux, recorded in the Register's Office for Davidson County, Tennessee.

and

A lot of land in the 6th formerly the 9th, Civil District of Davidson County, Tennessee, being part of lot No. 1 on the plan of the Reuben Whitsitt Lands, as of record in Minute Book "J", Page 586, County Court for said County, described as follows:
Beginning in the center of Whitsitt Road, at the southeast corner of the property conveyed to Alex Smith and wife, Susie Williams Smith, by deed from W.H. Whitsitt and wife, of record in Book 586, page 125, Register's Office for said County; thence with Smith's east line, northwardly 300 feet; thence eastwardly 70 feet; thence southwardly 300 feet to the center of Whitsitt Road; thence with the center of said road, Westwardly 70 feet to the point of beginning.

Being the same property conveyed to Trustees of the Cumberland Primitive Baptist Association by Warranty Deed from Susie Watson, John D. Couch, Jr., Mary Couch, Frank Couch, Myrtle Couch, Samuel Hatfield, Sr., Samuel Hatfield, Jr, Stacey Hatfield (Heirs of Eva Couch), Carl H. Bean, Jr and Jesse Majors, Trustees for Stokers Lane Church of God F/K/A South Nashville Church of God, dated 10/24/2003, of record in Instrument 200310270158019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 210 & 212 Whitsett Road, Nashville, TN 37210

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of April, 2024.

and Cumberland Primitive Baptist Association

By: _____
James G. Duke, Trustee

By: _____
Ronnie Brown, Trustee

By: _____
Malcolm Nevils, Trustee

By: _____
Jackie Brown, Trustee

By: _____
Nelson Redmon, Trustee

By: _____
Joe Pendergrast, Trustee

By: _____
Frazier Beach, Trustee

By: _____
Howard Rucker, Trustee

By: _____
John Nevils, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James G. Duke, Ronnie Brown, Malcom Nevils, Jackie Brown, Nelson Redmon, Joe Pendergrast, Frazier Beach, Howard Rucker and John Nevils, Trustees of the Cumberland Primitive Baptist Association with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 19th day of April, 2024.

_____
Notary Public:

My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 April 22, 2024.

Affiant

Date: 4/22/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 22nd day of April, 2022.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY