Karen Johnson Davidson County
Batch# 1126647 DEEDWARR
04/24/2024 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20240424-0029548

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2024.

Notary Public:
My Commission Expires: 3/3/2025

G. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Skyline Development, LLC PO Box 111351 Nashville TN 37222	New Owner	072-11-0-310.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **First Baptist Church of South Inglewood**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Skyline Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 7 of A.A. & R.R. Maxey's Addition to Brownsville, which is of record in Plat Book 21, page 79, in the Register's Office for Davidson County, Tennessee. Said portion of Lot No. 7 being further described as follows, to-wit:

Beginning at a stone at the northwest corner of Lot No. 7 and running along the line of said lot, east 66 feet to a stake; thence at right angles, southerly 166 feet to a stake; thence at right angles, westerly 66 feet to the west line of said Lot No. 7; thence north with said line of Lot No. 7, 166 feet to the beginning.

Further, said portion of Lot No. 7 also being shown as Lot No. 20 on the Plan of Moore's Subdivision of Lot No. 7 in Maxey's Addition to Brownsville described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 20, Plan of Moore's Subdivision of Lot No. 7 in Maxey's Addition to Brownsville, according to survey and plat of same appearing of record in Book 57, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to First Baptist Church of South Inglewood, by Warranty Deed from William C. Holland Co., Inc., dated 4/12/1982 and recorded 4/12/1982 in Book 5872, Page 59, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 57, Page 39 and Plat Book 21, Page 79, Register's Office of Davidson County, Tennessee.

Right of Way Easement recorded in Book 2545, Page 43, Register's Office of Davidson County, Tennessee.

2024 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (____) improved (__X__) unimproved property, known as: 1501 Ann Street, Nashville, TN 37206

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 23rd day of April, 2024.

First Baptist Church of South Inglewood

BY: _____
Jasmine Hall, Chair of the Trustees Ministry

BY: _____
LV Jackson, Chair of the Deacons Ministry

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jasmine Hall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Chair of the Trustees Ministry of First Baptist Church of South Inglewood, and that as such Chair of the Trustees Ministry, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said First Baptist Church of South Inglewood.

Witness my hand and official seal, this the 23rd day of April, 2024.

_____
Notary Public:
Commission Expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LV Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Chair of the Deacons Ministry of First Baptist Church of South Inglewood, and that as such Chair of the Deacons Ministry, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said First Baptist Church of South Inglewood.

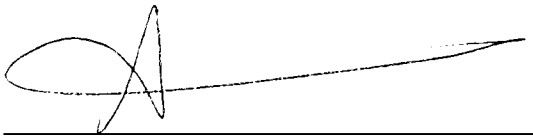
Witness my hand and official seal, this the 23rd day of April, 2024.

_____
Notary Public:
Commission Expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 4-24-2024.



Affiant Signature

4-24-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4-24-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal