WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF ~~June~~ May, 2024.

Notary Public
COMMISSION EXPIRES: 1/14/2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1143198 DEEDWARR
06/05/2024 07:12:30 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20240605-0041820

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Holy Rosary Church	Same as New Owner	095-04-0-066
(NAME)	(NAME)	
192 Graylynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **Willie Mae Walker, Trustee of The James and Willie Mae Walker Trust dated September 28, 2010,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holy Rosary Church,** HEREINAFTER CALLED THE GRANTEE, AND 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. 13, Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of metes and bounds.

Being the same property conveyed to James B. Walker and Willie Mae Walker Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of James B. Walker and Willie Mae Walker, under the terms of The James and Willie Mae Walker Trust Dated 9-28-10, its successors and assigns, by Quitclaim from James B. Walker and Willie Mae Walker of record in Instrument No. 20101118-0092336, dated November 09, 28, 2010, recorded November 18, 2010, Register's Office Davidson County, Tennessee. The said James B. Walker subsequently died on October 19, 2015, survived by the said Willie Mae Walker as sole Trustee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. THIS CONVEYANCE IS ALSO SUBJECT TO THE CODE OF CANON LAW AND THE STATUTES AND NORMS OF THE CATHOLIC DIOCESE OF NASHVILLE.

This is improved property known as 2524 Crossfield Drive, Nashville, TN 37214.

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 and its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE and its 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 hand this 4th day of June, 2024.

The James and Willie Mae Walker Trust dated
September 28, 2010, Grantor

By Willie Mae Walker, Trustee
Willie Mae Walker, Trustee

State of Tennessee)
County of Wilson)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Willie Mae Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is the duly appointed and acting Trustee of The James and Willie Mae Walker Trust dated September 28, 2010, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by herself as its Trustee, and further upon said oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 4th day of June, 2024.

Commission Expires: 01/26/2025

NOTARY PUBLIC

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the 4th day of June, 2024.

06/04/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 4th day of June, 2024.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027