WARRANTY DEED

Karen Johnson Davidson County
Batch# 1160408 DEEDWARR
07/22/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240722-0054753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$420,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF JUNE 2024

Notary Public

MY COMMISSION EXPIRES: 10/4/27

(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
NEWMAN ENTERPRISES	Same as New Owner	071-09-0A-005.00 CO, 071-09-0A-006.00 CO, 071-09-0A-007.00 CO and 071-09-0A-008.00 CO
(Name)	(Name)	
1720 West End Ave Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEWMAN ENTERPRISES** HEREINAFTER CALLED THE GRANTEE(S), 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 Unit Nos. 5, 6, 7 and 8 on the plan of Legacy, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Legacy, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200310-0026883,Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to CHARLES HARRIS FITZGERALD, JOHN LEWIS POWELL, AND CHARLES EDWARD DUDLEY, SR., EACH AS TO AN UNDIVIDED ONE-THIRD INTEREST, by deed from MARY B. ARRINGTON, A WIDOW, of record in Book 4601, page 781, dated May 12, 1972, said Register's Office.

JOHN LEWIS POWELL AND CHARLES EDWARD DUDLEY, SR., conveyed their interest in said property to CHARLES HARRIS FITZGERALD AND WIFE, MARY SHUTE FITZGERALD, by Quitclaim Deed of record in Book 5109, page 214, dated January 24, 1977, said Register's Office.

CHARLES HARRIS FITZGERALD died on or about July 6, 1978, leaving MARY SHUTE FITZGERALD aka MARY S. FITZGERALD as the surviving tenant by the entirety.

MARY S. FITZGERALD conveyed said property to VIVIAN L. F. HOWSE AND KAREN F. BROWN, by Quitclaim Deed of record in Book 6986, page 115, dated September 16, 1986, said Register's Office.

VIVIAN L. F. HOWSE conveyed her interest in said property to KAREN F. BROWN, by deed of record in Book 9757, page 675, dated August 8, 1995, said Register's Office.

KAREN F. BROWN, as KAREN F. BROWN DUNLAP, conveyed said property to KAREN F. BROWN DUNLAP AND TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON, by Quitclaim Deed of record as Instrument No. 20220809-0090441, dated July 30, 2022, and corrected as Instrument No. 20220928-0107148, said Register's Office.

KAREN F. BROWN DUNLAP conveyed her interest in said property to TAYLORMADE CONTRACTING, LLC, by Quitclaim Deed of record as Instrument No. 20240327-0021384, dated March 27, 2024, said Register's Office.

These are Improved Properties Known as 1607 Seminary Street, Nashville, TN 37207, 1609 Seminary Street,Nashville, TN 37207, 1611 Seminary Street, Nashville, TN 37207and 1546 Baptist World Center Drive, Nashville, TN 37207

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.

Executed by my hand this 24th Day of June, 2024.

TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

STATE OF Tennessee

County OF Davidson

Befor Me, _____, a Notary Public for the of Davidson and State of Tennessee, do hereby certify that Phillip Taylor as Sole Member for TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of June, 2024.

_____
Notary Public

My Commission Expires: 4/05/2025

(SEAL)

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 June 24, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date July 19, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on July 19, 2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

