WARRANTY DEED

Karen Johnson Davidson County
Batch# 1160408 DEEDWARR
07/22/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20240722-0054754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 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

File No.: 2024060105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
God's Will Property Management, Inc.	God's Will Property Management, Inc.	
(NAME) 1720 West End Ave	(NAME) Same as Newman	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THOUSAND AND NO/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NEWMAN ENTERPRISES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GOD'S WILL PROPERTY MANAGEMENT, INC., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON 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.

Being the same property conveyed to Newman Enterprises by deed from Taylormade Contracting of record as Instrument No. _202407220054753_____, said Register's Office .

Known as 1607 Seminary Street, Nashville, TN 37207, 1609 Seminary Street, Nashville, TN 37207

1611 Seminary Street, Nashville, TN 37207, 1546 Baptist World Center Drive, Nashville, TN 3720

unimproved ☒

This is improved ☐ property, known as 1546 Baptist World Center Drive, 1607 Seminary Street, 1609 Seminary Street and 1611 Seminary Street, Brentwood, TN 37027

(House No.) (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 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 the 24th of June, 2024.

Newman Enterprises

BY: Karla Newman
Karla Newman, Owner

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Karla Newman as Owner of Newman Enterprises 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: 05-05-2025

(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**

