THIS INSTRUMENT PREPARED BY:
EVANS PETREE PC
6060 POPLAR AVENUE, SUITE 400
MEMPHIS, TENNESSEE 38119
ATTENTION: ASHBY R. SCOTT

AFTER RECORDING RETURN TO:
WCET
109 Westpark Drive, STE 230
Brentwood, TN 37027

NEW PROPERTY OWNER AND
SEND TAX BILLS TO:

EAST END UNITED METHODIST CHURCH, INC.
ATTN: THOMAS SCOTT
1212 HOLLY STREET
NASHVILLE, TN 37206-2843

TAX PARCEL #: 082 15 0 204.00

PROPERTY ADDRESS:
518 RUSSELL STREET
NASHVILLE, TN 37206

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this 17 day of JULY, 2024, by and between, ***Tulip Street Partners LLC***, a Tennessee limited liability company, party of the first part, and ***East End United Methodist Church, Inc.***, a Tennessee nonprofit corporation, party of the second part.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in Davidson County, Tennessee:

See **Exhibit A** attached hereto and incorporated herein by reference as if copied verbatim.

Being that property which was conveyed to Tulip Street Partners LLC a Tennessee limited liability company, by deed of record at Instrument No. 20171121-0119664 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is subject to only the encumbrances set forth on **Exhibit B** attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under party of the first part, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

The remainder of this page is intentionally blank.
The signature page and exhibits will follow.

Karen Johnson Davidson County
Batch # 1160636 DEEDWARRSP
07/22/2024 03:29:33 PM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20240722-0054929

IN WITNESS WHEREOF, the said party of the first part has executed this *Special Warranty Deed* this 17 day of JULY, 2024.

TULIP STREET PARTNERS LLC,
a Tennessee limited liability company

By: _____

Print Name: Micah Lacher

Title: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforementioned, personally appeared Micah Lacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Tulip Street Partners LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **Tulip Street Partners LLC, a Tennessee limited liability company**, by himself as Member.

WITNESS my hand and seal, at office, this 17 day of JULY 2024.

ALYSSA TEDESCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 1/24/2028

State Tax	$16,650.00
Computer Fund	2.00
Probate Fee	1.00
Recording Fee	20.00
Total	$16,673.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$4,500,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

MELODY CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 17 day of July, 2024.

Notary Public

My Commission expires: 11-21-2027

Exhibit A

Tract 1:

Land in Davidson County, Tennessee, being Lot 25 and the 25 feet off the East side of Lot 24 as shown on the plan of Felix K. Zollincoffer's Addition to Edgefield, now East Nashville, of record in Book 19, Page 162, Register's Office for said county, described as follows to wit: beginning at the Southwest corner of Russell and Sixth Streets and running thence with said Russell Street 75 feet to a point; thence South 174 feet to an alley; thence with said alley to the said Sixth Street; thence North with the street aforesaid to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being the Easterly 30 feet of Lot 23 and the Westerly 25 feet of Lot 24 as shown on the plan of Felix K. Zollincoffer's Addition to Edgefield, now East Nashville, of record in Book 19, Page 162, Register's Office for said county. Said parts of Lots 23 and 24 front 55 feet on the South side of Russell Street and run back 174 feet to an alley.

Being the same property conveyed to Tulip Street Partners LLC, by Special Warranty Deed from Tulip Street, LLC, of record in Instrument No. 20171121-0119664 in the Register's Office of Davidson County, Tennessee, dated November 21, 2017, and recorded on November 21, 2017.

Exhibit B

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. P/O 082-15-0-204.00 (Tract 1) and P/O 082-15-0-204.11 (Tract 2).

2. Restrictions and Reverter Clause as set forth in the deed of record as Instrument No. 20170612-0058419, in the Register's Office of Davidson County, Tennessee.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Felix N. Zollincoffer's Addition to Edgefield, as recorded in Book 19, Page(s) 162.

4. Covenants, Conditions and Restrictions as set forth in Limited Warranty Deed recorded in Instrument No. 20171121-0119664.

5. Any and all other matters of record in the aforesaid Register's Office.

6. Any and all matters which would be shown by a survey of the property herein conveyed.