Karen Johnson Davidson County
Batch# 1166877 DEEDWARR
08/06/2024 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240806-0059741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-08-2025

(AFFIX SEAL)

THERESA RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FBC at the Village	John Estes (NAME)	
1202 Hadley Ave (ADDRESS)	109 Teresa Dr (ADDRESS)	044-15-0-320.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Trustees of and for Goodlettsville Lodge 271 F. & A. M. successor by merger of Old Hickory Lodge 598 F. & A. M., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FBC at the Village, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the Westerly line of Hadley Avenue said point being the Southeasterly

corner of lot now or formerly owned by J. M. Pedigo, et al; Thence 1. From said point of beginning South 0° 47' West along said Westerly line of Hadley Avenue 93 feet to a point; Thence 2. North 88° 56' West 165.9 feet to the easterly line of Dodson Street; Thence 3. North 1° 04' East along said easterly line of Dodson Street 93 feet to a point which is the Southwesterly corner of said parcel of land now or formerly owned by J. M. Pedigo, et al; Thence 4. Along the southerly line of said parcel of land now or formerly owned by J. M. Pedigo, et al, South 33° 56' East 165.3 feet to the point and place of beginning; CONTAINING 0.35 acres of land, be the same more or less.

Being the same property conveyed to Trustees of and for Old Hickory Lodge No. 598, F. & A. M. by Deed from E. I. du Pont de Nemours and Company, a Delaware corporation of record in Book 2592, page 205, Register's Office for Davidson County, Tennessee, dated March 14, 1956 and recorded on August 28, 1956. By act of the memberships pursuant to the respective bylaws thereof, said Lodge No. 598 merged into Goodlettsville Lodge No. 271, F. A. & M. effective December 1, 2023, whereby Lodge No. 271 became the surviving successor by merger, and its Trustees vested with the within described property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1202 Hadley Ave, Old Hickory, TN 37138
(House Number) (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.

Witness my/our hand(s) this 5th day of August, 2024.

WARRANTY DEED
(Continued)

Trustees of and for Goodlettsville Lodge 271 F. & A. M.,
successor by merger of Old Hickory Lodge 598 F. & A. M..

BY: _____
Tommy Stevenson, Trustee

BY: _____
Mitch Bowers, Trustee

BY: _____
Billy Hugh Lamberth, Trustee

BY: _____
Roy Dean Ayers, Trustee

BY: _____
Glenn Pearson, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Stevenson, Mitch Bowers, Billy Hugh Lamberth, Roy Dean Ayers, and Glenn Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of and for Goodlettsville Lodge 271 F. & A. M. successor by merger of Old Hickory Lodge 598 F. & A. M., and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 5th day of August, 2024.

_____
Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-08-2028

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 5TH day of AUGUST, 2024.

Date: 8-06-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of AUGUST, 2024.

My commission expires ~~7/9/2024~~. TCR
05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY