# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173284 DEEDWARR
08/22/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240822-0064671

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MBB PROPERTIES, LLC | New owner | |
| (NAME) | (NAME) | 10503031800 |
| P.O. Box 282504 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37228 | | |
| (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, **Morning Star Missionary Baptist Church**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MBB PROPERTIES, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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. 106 on the Plan of Trimble Addition of record in Book 19, Page 220, of the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 106 fronts 50 feet on the northerly side of North Hill Street, and runs back between parallel lines 160 feet to an alley.**

**Being the same property conveyed to Morning Star Missionary Baptist Church, by virtue of that certain Warranty Deed dated April 11, 1998, and being of record at Book 10882, Page 760 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved unimproved x property, known as 8 North Hill Street Nashville, TN 37210
(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 hand this 22nd day of August, 2024.

**Morning Star Missionary Baptist Church**

Richard Soloman, Trustee

**By: Richard Soloman, Trustee**

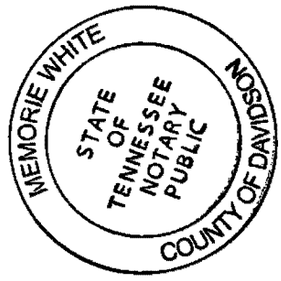
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Richard Soloman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Morning Star Missionary Baptist Church the within named bargainer, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of Morning Star Missionary Baptist Church by himself as Trustee.

WITNESS my hand and official seal at office this 22nd day of August, 2024.

Notary Public

My Commission Expires: 3.3.2025



**Certificate of Authenticity**

I, Holly A Mason, 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 8/22/24.

Affiant Signature

8/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2024

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON