Karen Johnson Davidson County
Batch# 1174548 DEEDWARR
08/26/2024 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20240826-0065497

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $600,000.00 Affiant Subscribed and sworn to before me, this 26 day of August, 2024. Notary Public My commission expires:_____
Recording information	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Primer Academia de ABC Spanish Immersion Program, Inc.,	**New Owner**	**161-00-0-121.00**
407 Blackman Road	**407 Blackman Road**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Barnabas Foundation Properties, LLC, an Illinois limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Primer Academia de ABC Spanish Immersion Program, Inc., a Tennessee nonprofit corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 2 of the Revised Lot Two Highland Villa, as shown on the Plat of record in Book 6200, Page 691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Barnabas Foundation Properties, LLC, by Warranty Deed, from Faith Church - a Ministry of the Christian Reformed Church, Inc., of record as Instrument #__202408260065496_____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

Easements to state of Tennessee of record in Book 7875, Page 741, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6548, Page 101, in the Register's Office for Davidson County, Tennessee.

All matters shown on the Plat of record in Book 6200, Page 691, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record.

This conveyance is also subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is further subject to the following restrictions: Grantee hereunder is restricted from selling, transferring, conveying, or encumbering the Property conveyed hereunder before the date of January 1, 2035, without the prior written approval of the Grantor hereunder. Also, any such subsequent buyer or transferee must also be a 501(c)(3) Christian-based non-profit; and, to the extent Grantee receives a net gain or profit in any such transaction prior to January 1, 2035, then fifty percent (50%) of such gain shall be remitted to Barnabas Foundation Properties, LLC

This is improved property known as 15512 Old Hickory Boulevard, Nashville, TN 37211.

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 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 22nd day of August, 2024.

Barnabas Foundation Properties, LLC

Cynthia Riemersma

By: Cynthia Riemersma
Its: Treasurer

STATE OF ILLINOIS
COUNTY OF WILL

On this 22 day of August, 2024, before me personally appeared **Cynthia Riemersma,** who is personally known to me or who proved to me her identity using satisfactory evidence, and who, being duly sworn, acknowledged herself to be the Treasurer for **Barnabas Foundation Properties, LLC, an Illinois limited liability company** (the "Grantor"), and who further acknowledged that she is authorized by the Grantor to execute this instrument on its behalf, and who further acknowledged that she did execute this instrument as such authorized agent on behalf of the Grantor for the purpose of conveying the property described therein.

Witness my hand, at office, this 22 day of August, 2024.

Jenee R. Dessenberg
Notary Signature

My commission expires: 6/16/27

OFFICIAL SEAL
JENEE R DESSENBERG
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 6/16/27

File #: **24-105**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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.
Date

Affiant Signature

8/26/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of Aug, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON