Karen Johnson Davidson County
Batch# 1178272 DEEDWARR
09/05/2024 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20240905-0068513

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Dr., Nashville, TN 37217

File No.: 22-0675

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Quality Homes, Inc.	NEW OWNER	Map: 08415018000 and 08415018100
(NAME) 120 Donelson Pike, Ste 101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY CHEATHAM, JOE VAUGHN, LINDA WILLIAMS, AND JOHNNY ANDERSON, TRUSTEES OF DONELSON HEIGHTS UNITED METHODIST CHURCH AND GARY CHEATHAM, TRUSTEE CHAIR AND MELISSA CHEATHAM, TREASURER OF DONELSON HEIGHTS UNITED METHODIST CHURCH,

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

FRANK BATSON QUALITY HOMES, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 Nos. 2 and 3 on the Plan of the Final Plat 84 Fairway Drive, as of record in Instrument No. 20240822-0064494, Register's Office for said County.

Being part of the same property conveyed to B.F. Robinette, J. R. Terry, Roy Dahl, Oliver Sinz, Colin Harris and Earl Ritchie, Trustees of the Donelson Heights Methodist Church, by deed from District Board of Missions and Church Extension of the Nashville District of the Methodist Church, a Tennessee corporation, of record in Book 2248, Page 569, dated February 22, 1954, Register's Office for said County.

This conveyance is made subject to: (1) Matters appearing on that plat recorded in Instrument No. 20240822-0064494, said Register's Office; (2) Sidewalk Easement and/or Right of Way of record in Instrument No. 20180629-0062823, in the Register's Office for Davidson County, Tennessee.

Donelson Heights United Methodist Church and Donelson Heights Methodist Church being one and the same.

unimproved ☒
This is improved ☐ property, known as Lots 2 & 3 Selma Avenue, Nashville, TN 37214
(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.

Witness our hands this 5th day of September, 2024.

Donelson Heights United Methodist Church

BY: _____
Gary Cheatham, Trustee Chair

BY: _____
Melissa Cheatham, Treasurer

BY: _____
Gary Cheatham, Trustee

BY: _____
Joe Vaughn, Trustee

BY: _____
Linda Williams, Trustee

BY: _____
Johnny Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Cheatham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee Chair, of Donelson Heights United Methodist Church, the within named bargainer, and that he as such Trustee Chair, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2024.

My commission expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melissa Cheatham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Treasurer, of Donelson Heights United Methodist Church, the within named bargainer, and that she as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2024.

My commission expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Cheatham, Joe Vaughn, Linda Williams, and Johnny Anderson, Trustees of the Donelson Heights United Methodist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged themselves to be the Trustees, of the Donelson Heights United Methodist Church, and that he/she/they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Gary Cheatham, Joe Vaughn, Linda Williams, and Johnny Anderson, as Trustees.

Witness my hand and official seal this 5th day of September, 2024.

My commission expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Resolution for the sale of property known as Lots 2 and 3 Selma Avenue
Donelson Heights United Methodist Church
August 27, 2024

The individuals noted in this document are authorized to represent Donelson Heights United Methodist Church in completing the needed closing documents for the sale of the partitioned property at 84 Fairway Drive, now known as Lots 2 and 3 Selma Avenue, Nashville 37214

The Trustee representatives:
Gary Cheatham
Joe Vaughn
Linda Williams
Johnny Anderson

The Corporate Officer representatives:
Gary Cheatham, Trustee Chair
Melissa Cheatham, Treasurer Donelson Heights UMC

Approving Signatures

Rev. Jerry F. Wallace

Rev. Jerry Wallace. District Superintendent for the Tennessee Western Kentucky Conference Cumberland River District of the United Methodist Church

Rev. Amanda Diamond

Reverend Amanda Diamond. Pastor Donelson Heights United Methodist Church

Certification of Recorded Documents

I, Karen Suggs, 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 September 5, 2024.

(AFFIANT) – Karen Suggs

09/05/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of September, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY