Karen Johnson Davidson County
Batch # 1187688 DEEDWARR
09/30/2024 10:50:40 AM 5 pgs
Fees: $28.00 Taxes: $4,495.50
20240930-0075501

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Trinity Way Enrichment Center LLC 3123 Kings Lane Nashville, TN 37218	Same	059-09-0-003.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($1,215,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DONTE CLEAVES and KUIANA CLEAVES, each a resident of the State of Tennessee (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto TRINITY WAY ENRICHMENT CENTER LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 3123 Kings Lane, Nashville, Tennessee 37218. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that same is unencumbered. Grantors further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set her signature, this 26th day of September, 2024.

GRANTOR:

DONTE CLEAVES

KUIANA CLEAVES

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared DONTE CLEAVES and KUIANA CLEAVES, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 26th day of September, 2024.

Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million Two Hundred Fifteen Thousand and 00/100 Dollars ($1,215,000.00).

Katina Hendon
AFFIANT

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

Amy Hankins
Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the 13th Civil District of Davidson County, Tennessee, said land being a part of the Lyle Tract and further identified as being Tract #1, described as follows:

BEGINNING at an iron pin, said pin being the northwest corner of Tract #2 and on the ROW line of Tucker Road and running on a curved line having a radius of 869 feet said ROW line of Tucker Road 154.1 feet to an iron pin; thence, north 16 deg. 50' east along said Tucker Road ROW line 40.9 feet to an iron pin; thence, around a curve having a radius of 25', 39.27 feet to an iron pin in the south ROW line of Kings Lane; thence, along said ROW line north 73 deg. 10' east 102 feet to an iron pin; thence, south 16 deg. 12' east 250 feet to an iron pin, being the northeast corner of Tract #2; thence westerly 141.8 feet to the point of beginning.

BEING the same property conveyed to DONTE CLEAVES AND KUIANA CLEAVES, HUSBAND AND WIFE, by deed from ROBERT L. STEVENS AND VICTORIA M. STEVENS, HUSBAND AND WIFE, of record in Instrument No. 20110629-0049569, dated June 24, 2011, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.