WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

J-BR-24-905A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Symonds and Jennifer Methling	**Movement Mortgage, LLC**	
(NAME) **905 A Strouse Avenue**	(NAME) **8024 Calvin Hall Road**	**072-13-1M-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHOWCH GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW SYMONDS AND JENNIFER METHLING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit lying in Davidson County, Tennessee, being Unit A on the of 905 Strouse Cottages Horizontal Property Regime as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230915-0072714, as amended in Instrument No. 20231128-0091738, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property. **Said Unit A is depicted in Exhibit "C" of the Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20231128-0091738, in the Register's Office for Davidson County.**

BEING a portion of the same property conveyed to James O. Carnahan and Dallas M Bridges, local Trustees for the Church of God of Prophecy at Nashville, Tennessee, for the use and benefit of the Church of God of Prophecy, by Installment Deed dated December 1, 1960, from Hazel Biles Denny of record in Book 3162 Page 93, in the Register's Office for Davidson County, Tennessee The said property was further conveyed to James O. Carnahan, Binkley Beasley, and Thomas Holhs, local Trustees for the Church of God of Prophecy, at Nashville, East, for the use and benefit of the Church of God of Prophecy, by Warranty Deed dated October 20, 1981, from James O. Carnahan and Dallas Bridges of record in Book 5809, Page 639, said Register's Office

As stated in the said Warranty Deed dated October 20, 1981, of record in Book 5809, Page 639, said Register's Office, the property is, and has been, held in trust for the larger church as per the rules and regulations of the Church of God of Prophecy headquartered in Cleveland, Tennessee The local church has since disbanded and is no longer in operation and thus, the property is vested in or is held by the Church of God of Prophecy headquartered in Cleveland, Tennessee As evidenced by the materials or instruments attached hereto as Exhibits A-I, A2, and A-3, the property is hereby conveyed by E C McKinley, State Bishop of Tennessee, who has the power and authority for disposition of all real properties, joined by Paul Holt, Chief Clerk of the General Trustees and Member of the Board of Directors of the Church of God of Prophecy.

Being a portion of the same property conveyed to Chowch, GP, a Tennessee general partnership, from Church of God of Prophecy, a Tennessee non-profit corporation, in its own right, and as successor in interest to the Trustees of the Church of God of Prophecy, at Nashville, East, by Warranty Deed dated August 11, 2023, and of record as Instrument Number 20230814-0062853 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Chowch GP, a Tennessee general partnership by Quitclaim Deed from Chowch GP, a Tennessee general partnership of record in Instrument No. 20230823-0006047, in the Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 23, 2023.

Karen Johnson Davidson County
Batch # 1190711 DEEDWARR
10/07/2024 09:41:20 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20241007-0077641

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee. (base lot 226 plat)
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230915-0072714, as amended in Instrument No. 20231128-0091738, Register's Office for Davidson County, Tennessee.
• HOA Charter of record in Instrument Number 20230918-0073155, in the Register's Office for Davidson County, Tennessee.
• Attorney's Certificate of record in Instrument Number 20231003-0077873, in the Register's Office for Davidson County, Tennessee.
• Agreement For Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, Page 483, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 A Strouse Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF OCTOBER, 2024.

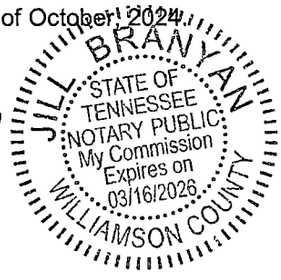
Chowch GP
BY: Brian F. Neihoff
Brian Neihoff
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN NEIHOFF, signing for CHOWCH GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CHOWCH GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212