WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195281 DEEDWARR
10/18/2024 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241018-0081014

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 8.3.2025

(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
Trustees of Mt. Calvary Missionary Baptist Church	New owner	
(NAME)	(NAME)	051-00-0-047.01
P.O. Box 160649		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, **Frances G. Martin, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Trustees of Mt. Calvary Missionary Baptist Church,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of a 9 Acre Tract in the Old Original 11th Civil District and described according to a copy of a survey made by H. Gee, Surveyor, dated March 20, 1962, and revised on Sept. 15, 1962, as follows:

BEGINNING at a point in the west margin of Briarville Road, at the southeast corner of the tract conveyed to Burley Marshall Nelson and wife, by deed of record in Book 3463, page 121, Register's Office for said County; thence along Nelson's southerly line, westerly 315 feet more or less to a point; thence south 0 deg. 15' west 70 feet to a point; thence easterly 314.5 feet more or less to the margin of Briarville Road; thence with the margin of the same, north 0 deg. 30' east 70 feet to the Point of beginning.

Being the same property conveyed to Frances G. Martin, a single woman by WARRANTY deed from Loreda Majors, Executrix of the Estate of Magnolia Bates of record in Instrument No. 200003280031125 Register's Office for Davidson County, Tennessee, dated 3/28/2000 and recorded on 3/28/2000.

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 x unimproved property, known as 1236 Briarville Rd. Madison, TN 37115
(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 successors 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 17th day of October, 2024.

Frances G. Martin

Frances G. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Frances G. Martin** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Memorie White, 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 10/17/24.

Affiant Signature

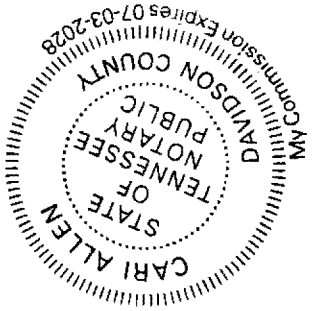
10/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of Oct., 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 7-3-28