This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23482-DJ

Karen Johnson Davidson County
Batch# 1200522 DEEDWARR
11/01/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20241101-0085199

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2024.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Z. Heller PO Box 60865 Nashville, TN 37206	New Owner	096-02-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Connection United Methodist Church, Inc., a Tennessee nonprofit corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel Z. Heller**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land lying in the Fourteenth (14th) Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin (set) lying along or near the westerly line of Metropolitan Government of Nashville, Davidson County, Tennessee of record in Deed Book 9774, page 627, R.O.D.C. and also being the southerly corner of the herein described tract.

THENCE, along or near the easterly line of Arthur Bowen, Sr. of record in Deed Book 9710, page 692, R.O.D.C. the next (2) two courses and distances:
THENCE, North 57°42'05" West, a distance of 65.19 feet to an iron pin (set); THENCE North 62°57'05" West, a distance of 695.00 feet to an iron pin (old);
THENCE, along or near the southerly line of Robert B. Gessler, of record in Deed Book 7120, page 22, R.O.D.C. North 19°26'22" East, a distance of 102.12 feet to an iron pin set (set);
THENCE, along or near the Westerly margin of Munn Road (R.O.W. varies) the next (8) eight courses and distances:
THENCE, South 88°24'33" East, a distance of 16.35 feet to an iron pin (set);
THENCE, along a curve to the left having a radius of 127.00 feet and a central angle of 34°25'52" a chord bearing and distance of North 74°22'31" West a distance of 75.18 feet, an arc length of 76.32 feet to an iron pin (set);
THENCE, South 57°09'35" East, a distance of 63.16 feet to an iron pin (set);
THENCE, South 57°09'35" East, a distance of 100.21 feet to an iron pin (set);
THENCE, South 53°27'45" East, a distance of 70.21 feet to an iron pin (set);
THENCE, along a curve to the right having a radius of 549.00 feet and a central angle of

10°25'41" a chord bearing and distance North 58°40'36" West a distance of 99.78 feet, an arc length of 99.92 feet to an iron pin (set);
THENCE, South 63°53'27" East, a distance of 67.30 feet to an iron pin (set);
THENCE, South 66°19'34" East, a distance of 120.74 feet to an iron pin (set);
THENCE, along or near the northerly and westerly lines of Tennessee Department of Transportation as shown on T.D.O.T. Project 19125-2502-04, Sheet 4, dated 1-24-95 the next (3) three courses and distances:
THENCE, South 24°35'04" West, a distance of 16.25 feet to an iron pin (set);
THENCE, South 41°58'21" East, a distance of 108.45 feet to an iron pin (set);
THENCE, South 26°28'15" East, a distance of 80.00 feet to the point of beginning.
Containing 69,355 square feet or 1.59 acres, more or less.

Being the same property conveyed to ANDREW PRICE MEMORIAL METHODIST CHURCH by Quit Claim Deed from DONELSON CEDARSTONE ASSOCIATES, L. P., recorded in Instrument No. 20051107-0134642, recorded on November 7, 2005, in Register's Office for Davidson County, Tennessee and further being a portion of the same property conveyed to CONNECTION UNITED METHODIST CHURCH, INC, by Quit Claim Deed from ANDREW PRICE MEMORIAL UNITED METHODIS CHURCH, of record in Instrument No. 20220406-0039669, in the Register's Office for Davidson County, Tennessee, dated March 23, 2022, and recorded on April 6, 2022.

This is ☐ improved or ☒ unimproved property located at: **Munn Road, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2024.

GRANTOR:

Connection United Methodist Church Inc.

By: _____
H.G. Stovall, Member and Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H.G. Stovall, Member and Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member and Authorized Signor of Connection United Methodist Church Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of November, 2024.

CHARLES D. LITSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

202411010085199

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/1/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/1/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

