WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Nov., 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

CHARLIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1208044 DEEDWARR
11/22/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20241122-0091633

This area for recording stamp

MST 2024-0229

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLACKHAVEN DEVELOPMENT GROUP LLC	Same as new owner	093-13-0-297.00
(NAME)	(NAME)	
1208 Hawkins St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, WE, **New Hope Missionary Baptist Church,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKHAVEN DEVELOPMENT GROUP LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being, a parcel of land in Nashville, Davidson County, Tennessee, bounded on the South by Hawkins Street, of record in deed book 5523, page 227, and further described according to a survey made by Thornton and Assoc., Inc., license No. 1123, dated November 24, 1997, as follows:

Beginning at the concrete monument in the Northerly margin of Hawkins Street, 178 feet, more or less from the centerline of 13th Avenue South; thence, a common line with Alphonso B. Patton, North 07 degrees 52 minutes 00 seconds East 139.98 feet, to an iron pin in the Southerly margin of alley No. 419; thence with said alley, South 82 degrees 01 minutes 11 seconds East, 78.10 feet; thence, a common line with the House of Friendship, Inc. South 07 degrees 54 minutes 26 seconds West, 139.95 feet to the Northerly margin of Hawkins Street; thence, with said margin, North 82 degrees 02 minutes 43 seconds West, 78.00 feet to the point of the beginning. Containing 10, 924 square feet or 0.251 acres, more or less.

Being the same property conveyed to New Hope Missionary Baptist Church by Warranty Deed from Barbara Harper, John T. Barnes, Errol Schell, Warren Schell, Karen Caruthers, Angela Mitchell and Anest McCarthy of record in Book 10718, page 130, Register's Office for Davidson County, Tennessee, dated December 09, 1997 and recorded on December 11, 1997, Re-recorded in Book 10805, Page 456 and Re-recorded in Book 10835, Page 325.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 83, Page 619, Register's Office for Davidson County, Tennessee. Right of Way of Hawkins Street and Alley No.419. Rights of tenants in possession, as tenants only, under unrecorded leases, if any. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 1208 Hawkins St, Nashville, TN 37203
(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 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 15 DAY OF Nov, 2024.

New Hope Missionary Baptist Church

BY: _____

Mr. Ronald Cleveland, Chair of Trustees for New Hope Missionary Baptist Church

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ronald Cleveland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Chair of Trustees of the New Hope Missionary Baptist Church, the within named bargainor, a Church, and that Ronald Cleveland, as such Chair of Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Church himself/herself as Chair of Trustees of said Church.

Witness my hand and official seal at office, this 15th day of November, 2024.

_____
Notary Public

My commission expires: 10-31-2027

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 November 15, 2024.

Signature
November 15, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 15, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025