Name and Address of New Owner:
GUERRIER DEVELOPMENT LLC
2 CARMEL LN
BRENTWOOD, TN 37027
Send Tax Bills To:
GUERRIER DEVELOPMENT LLC
NEW OWNER

Karen Johnson Davidson County
Batch# 1213532 DEEDQC
12/09/2024 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241209-0095521

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-08-0-248-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lumiere East, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim any interest they have unto **GUERRIER DEVELOPMENT LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT I-525 E. TRINITY LANE, NASHVILLE, TN 37207

LOT B ON THE RE-SUBDIVISION OF LOTS 26 AND 27 OF FOREST HILL SUBDIVISION OF THE CONROY TRACT AS OF RECORD IN BOOK 4350, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TRUSTEES OF JOYWOOD ASSEMBLY OF GOD CHURCH, BEING WAYNE BOLTON, ANTHONY GILL AND J. D. CARTER BY DEED FROM TENNESSEE DISTRICT ASSEMBLIES OF GOD, A TENNESSEE CORPORATION OF RECORD IN BOOK 5578, PAGE 778, AND BEING A PORTION OF THE PROPERTY CONVEYED TO JAMES M. BOBBIT, P. R. MILES, TIPPES CHILDERS, JAMES ESCUE, ROY K. BRAWNER, WALTER HASTINGS, TRUSTEES OF THE JOYWOOD ASSEMBLY OF GOD FROM EARL HENRY AND WIFE, VIRGINIA W. HENRY BY DEED IN BOOK 4159, PAGE 448, AND BEING A PORTION OF THE PROPERTY CONVEYED TO C. C. GRACE, H. C. MEEK, AND J. L. SCHAFFER, TRUSTEES FOR THE JOYWOOD ASSEMBLY OF GOD CHURCH FROM D. E. RAWLS AND WIFE, ALICE M. RAWLS OF RECORD IN BOOK 2547, PAGE 205, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

BEING A RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID RIGHT- OF-WAY AND EASEMENT BEING LOCATED ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY MARGIN OF TRINITY LANE AND BEING A PART OF THE JOYWOOD ASSEMBLY OF GOD

TRUSTEES PROPERTY AS OF RECORD IN DEED BOOK 5773, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY

BEGINNING AT A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY MARGIN OF TRINITY LANE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED JOYWOOD ASSEMBLY OF GOD TRUSTEES PROPERTY; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN N 85 DEG. 27' 31" W, 100.01 FEET, TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID JOYWOOD ASSEMBLY OF GOD TRUSTEES PROPERTY; THENCE, ALONG THE WESTERLY BOUNDARY N 5 DEG. 4' 30" E, 5.00 FEET, TO A POINT ON SAID WESTERLY BOUNDARY; THENCE, LEAVING SAID BOUNDARY WITH A NEW LINE S 85 DEG. 27' 31" E, 100.01 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF SAID JOYWOOD ASSEMBLY OF GOD TRUSTEES PROPERTY; THENCE, ALONG SAID EASTERLY BOUNDARY S 5 DEG. 4' 30" W, 5.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOTAL RIGHT-OF-WAY CONTAINING 500 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE IN BOOK 8362, PAGE 203, SAID REGISTER'S OFFICE.

Being a portion of the same property conveyed to Lumiere East, LLC, a Tennessee limited liability company by Warranty Deed from Trustees of Joywood Assembly of God Church, being one and the same as Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation (as to Tracts I & II); and Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation (as to Tracts III & IV) of record as Instrument No. 20220915-0102862 in the Register's Office for Davidson County, Tennessee, dated September 9, 2022 and recorded on September 15, 2022.

Parcel No. 071-08-0-248-00
Being also known as 525 East Trinity Lane, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of December, 2024.

_____(SEAL)
DeLisa Guerrier

_____(SEAL)
Elde Guerrier

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County,Delisa Guerrier and Elde Guerrier as members of **Lumiere East, LLC** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of December, 2024.

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of December, 2024.

_____
Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2024-7486-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12.6.24 (date of document)

Regina Sullo

Affiant Signature

December 9, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 9 day of December, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

