Karen Johnson Davidson County
Batch# 1214748 DEEDWARR
12/11/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20241211-0096257

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00.

Affiant

Subscribed and sworn to me on 10/11//2024.

NOTARY PUBLIC

My Commission Expires: 3/22/26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Iglesia Una Esperanza Viva West 5900 OBRIEN AVE Nashville, TN 37209	New owner	091 14 0 034.00 and 091 14 0 035.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden E. Horton, III and Juli G. Horton, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Iglesia Una Esperanza Viva West, a Tennessee Non-Profit Corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 71 and 72 on the Plan of West Nashville Heights, of record in Book 332, Page 127, Register's Office for said County. Said Lot Nos. 71 and 72 adjoining and front together 100 feet on the Northerly side of Grundy Street and run back between parallel lines along the Westerly margin of Newton Street to an alley on which the two lots together measure 100 feet.

Being the same property conveyed to Alden E. Horton, III and Juli G. Horton, husband and wife, by Warranty Deed from Millicent Gray Lownes-Jackson, dated March 15, 2018, and recorded on March 16, 2018 in Instrument No. 20180316-0025014, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5900 OBRIEN AVE, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands on 10/11/2024.

Alden E. Horton, III

Juli G. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/11/2024, before me personally appeared Alden E. Horton, III and Juli G. Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/11/2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/11/24 (date of document).

Affiant Signature

10/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

