2024-1386-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1214760 DEEDWARR
12/11/2024 01:59:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20241211-0096267

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$390,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of December, 2024

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
St. John AME Church	St. John AME Church	081-15-0-117
1814 Formosa Street	1814 Formosa Street	
Nashville, TN 37208	Nashville, TN 37208	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Knormosa LLC, An Individual Protected Series of Knorlew LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **St. John African Methodist Episcopal Church, Nashville, Tennessee, IN TRUST for the Tennessee Annual Conference, 13th Episcopal District, African Methodist Episcopal Church, and for the African Methodist Episcopal Church Incorporated (the Church Corporation), and subject to the provisions of The Doctrine and Discipline of the African Methodist Episcopal Church**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 78 on the Plan of Dobson, on the map of J. M. T. J. and G. W. Harding's Plan of recording Book 21, Page 80 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a mor particular description of said property.

Said Lot 78 fronts 50 feet on the northerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to MARK HAMILTON from HOUSEHOLD FINANCIAL CENTER, INC., by Special Warranty Deed of record in Instrument Number 20020918- 0113834, Register's Office for Davidson County, Tennessee. Further conveyed to Knormosa LLC, An Individual Protected Series of Knorlew LLC, by Quitclaim Deed, from Mark Hamilton, dated July 12, 2024 and recorded July 24,2024 at Instrument Number 20240724-0056024 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1814 Formosa Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this 11th day of December, 2024.

Knormosa LLC, An Individual Protected Series of Knorlew LLC, a Tennessee Limited Liability Company

By: _____
Mark Stanley Hamilton, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mark Stanley Hamilton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Knormosa LLC, An Individual Protected Series of Knorlew LLC, a Tennessee Limited Liability Company,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **12/11/2024** (date of document).

_____
Affiant Signature
Date **12/11/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **11** day of **December**, 20**24**.

_____
Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202412110096267