WARRANTY DEED

Karen Johnson
Batch # 1221980
12/31/2024 11 56 24 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20241231-0101514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
On Investments, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**060-12-0-037 00**
1111 Beech Grove Rd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM I. CHURCH, JR. AND L'TANGA MARIE ACKLEN CHURCH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, Being Lot No 33 on the Plan of Highland Park, Block "C", as of record in Book 974, Page 33, Registers Office for Davidson County, Tennessee

Being the same property conveyed to William I Church, Jr and L'tanga Marie-Acklen Church, husband and wife by Quitclaim Deed from William I Church Jr, a married person of record in Instrument No 20220906-0100068 Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 06, 2022

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1062, Page 1, in the Register's Office for Davidson County, Tennessee
- Easement for Joint Use of Driveway of record in Book 10207, Page 988, in the Register's Office for Davidson County, Tennessee
- Dedication of Easement of record in Book 10499, Page 753, in the Register's Office for Davidson County, Tennessee
- Dedication of Ingress-Egress Easement of record in Book 10499, Page 758, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20230317-0019474 and Instrument No 20230317-0019475, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **212 Sunset Drive, Nashville, Tennessee 37207**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF DECEMBER, 2024

William I Church, Jr

L'tanga Marie Acklen Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM I CHURCH, JR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L'TANGA MARIE ACKLEN CHURCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212