WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224988 DEEDWARR
01/09/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,883.30
20250109-0002086

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave.
Suite 300, Nashville, TN 37203

File No.: 2024110178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven Broudy and Allison Littman	SAME AS NEW OWNER	
(NAME)	(NAME)	
1716 5th Avenue North		Map-Parcel No. 081-08-0-473.00,
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINE THOUSAND AND NO/100 Dollars ($509,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BENJAMIN SIMS AND AUNDRA M. WESLEY, TRUSTEES OF THE CLIFTON AVENUE UNITED PRIMITIVE BAPTIST CHURCH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN BROUDY, A SINGLE PERSON, AND ALLISON LITTMAN, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , 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 Lot(s) 78, as shown on the map entitled D.T. McGavock's Plan of 98 lots, of record in Plat Book 21, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MR. BENJAMIN SIMS AND MR. HOWARD OWENS, AS TRUSTEES FOR CLIFTON AVENUE UNITED PRIMITIVE BAPTIST CHURCH, by deed from MRS. WILMA KIRK AND MR. WILLIE HENDRICKS, SUCCESSOR TRUSTEES OF CHRISTIAN SCIENCE SOCIETY, NASHVILLE, TENNESSEE, of record in Book 8710, page 176, dated August 24, 1992, said Register's Office.

BENJAMIN SIMS AND AUNDRA M. WESLEY, TRUSTEES OF THE CLIFTON AVENUE UNITED PRIMITIVE BAPTIST CHURCH, having conveyed to BENJAMIN SIMS AND AUNDRA M. WESLEY, TRUSTEES OF THE CLIFTON AVENUE UNTIED PRIMITIVE BAPTIST CHURCH, by quitclaim deed of record in Instrument No. 20220426-0048051, dated April 13, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1716 5th Avenue North, Nashville, TN 37208
(House No.) (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.

Executed by my hand this the 9th Day of January, 2025.

THE CLIFTON AVENUE UNITED PRIMITIVE BAPTIST CHURCH

BY: Gary Patterson
GARY PATTERSON
REGISTERED AGENT

State of Tennessee
County of Davidson

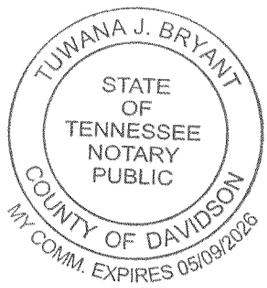
I, TUWANA J,. BRYANT , a Notary Public for the above State and County, do hereby certify that GARY PATTERSON AS REGISTERED AGENT for CLIFTON AVENUE UNITED PRIMITIVE BAPTIST CHURCH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th Day of January, 2025.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

(SEAL)



Please return to:

New owner

True Copy Certification

I, **Tammy Carney,** 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 this the 9 day of January, 2025.

Affiant Signature
Date 1-9-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027