Name and Address of New Owner:
Ryan Paige and Chance Alan Glasco
802 S. 18th Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1231382 DEEDWARR
01/29/2025 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250129-0006940

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **06912001700**

# WARRANTY 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, **CUMBERLAND PRESBYTERIAN CHURCH GENERAL ASSEMBLY CORPORATION, a Tennessee nonprofit corporation, A/K/A Board of Finance-Cumberland Presbyterian Church**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Paige, and Chance Alan Glasco, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being four tracts of land described as follows:

TRACT I:

BEGINNING on the Northeasterly margin of the Hydes Ferry Pike, at the Southwest corner of the property conveyed to the Southern Publishing Association, by deed from Jordan B. Kennedy and wife, as of record in Book 1345, Page 132 Register's Office for said County; thence with said Associations Southerly line North 36° 20 East 144 feet thence North 37° 10 West 14 feet to the Southwest corner of the property conveyed to H. C. Abernathy by deed from Blaine Knight and wife as of record in Book 1645, Page 147 Register's Office, thence with said Abernathy's Southerly line North 58° 30 East 312 feet to a stake, Abernathy's Southeast corner thence South 21° East 225 feet to a stake, the Northeast corner of the property conveyed to Florence Officer by deed from Jordan B. Kennedy Jr., and wife, as of record in Book 1427, Page 147, Register's Office, thence with said Officer's Northerly line South 66° 15 West 176.7 feet to an iron pin thence North 30° 15 West 23 feet to an iron pin thence, South 58° 30 West 129.5 feet to an iron pin, thence South 56° 15 West 98.3 feet to the Northeasterly margin of the Hydes Ferry Pike, thence with said Pike North 57° 45 West 10 feet to the beginning, including but excluding therefrom a strip of land with an average width of four feet for road purposes conveyed by Jordan B. Kennedy and wife, to Davidson County, Tennessee, by deed of record in Book 1762, Page 42, said Register's Office.

TRACT II:

A tract of land in the 13th, formerly the 23rd, Civil District of said County, and described as follows: BEGINNING at the point on driveway, 211 feet North 62¼° East of the intersection of said driveway and Hydes Ferry Pike, same also, being the Northeast corner of the tract of land conveyed by Jordan B. Kennedy. Jr., and wife, to Southern Publishing Association by deed of record in Book 1345, Page 132, Register's Office for said County, running thence from beginning point,

North 62¼° East, with the South margin of said Driveway, 361 feet more or less, to post on Bratton's line, said post being at the Northeast corner of the original 4.21 acre tract, thence South 21¼° East 73 feet to a stake on the said line thence in a Southwesterly direction in 4 a straight line to a point 100 feet Southerly from said driveway and on the East line of the said tract sold to said Southern Publishing Association thence with said East line of said tract sold to said Southern Publishing Association a Northerly direction 100 feet to the point of beginning.

TRACT III:

Lying and being the 13th, formerly the 23rd, Civil District of said County, described from a survey made by George W. Watkins, Surveyor, December 6, 1950, as follows:

BEGINNING on the Northerly margin of Hydes Ferry Pike in the Southwest corner of the property conveyed to Henry Abernathy by said Jordan B. Kennedy, Jr. and wife, as of record in Book 1913, Page 95, Register's Office; thence with the Westerly line of said property, North 56° 15' East 13.3 feet; thence Southerly 11.7 feet to the Northerly margin of said Pike; thence with the margin of said Pike, North 57° 45' West 6 feet to the point of beginning.

TRACT IV:

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a survey made by Ernest Davis, as follows:

BEGINNING at a point in the Northeasterly margin of Old Hydes Ferry Road, at the Southeasterly corner of the property conveyed to Henry Abernathy by deed of record in Book 2249, Page 204, thence along his Southeasterly line, Northeasterly 11.7 feet to a point; thence North 56° 15 East 85 feet to a point; thence North 56° 15' East 85 feet to a point thence North 58° 30 East 16 feet to a point thence South 32° 15' West 104 feet to a point in the Northeasterly margin of Old Hydes Ferry Road; thence with the same, North 57° 45 West 42 feet to the point of beginning.

Being the same property conveyed to Board of Finance – Cumberland Presbyterian Church, by Warranty Deed from Jordan B. Kennedy, et al, of record in Book 4334, Page 152, in the Register's Office for Davidson County, Tennessee, dated May 15, 1969, and recorded on May 19, 1969.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of January, 2025.

**CUMBERLAND PRESBYTERIAN CHURCH GENERAL ASSEMBLY CORPORATION, a Tennessee nonprofit corporation, A/K/A Board of Finance-Cumberland Presbyterian Church**

By: Keith C. Vanstone
Keith C. Vanstone, Stated Clerk Nashville Presbytery

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Keith C. Vanstone, Stated Clerk Nashville Presbytery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Stated Clerk Nashville Presbytery of CUMBERLAND PRESBYTERIAN CHURCH GENERAL ASSEMBLY CORPORATION, a Tennessee nonprofit corporation, A/K/A Board of Finance-Cumberland Presbyterian Church, the within named bargainor, a Non-Profit Corporation, and that as such Stated Clerk Nashville Presbytery, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Non-Profit Corporation as Stated Clerk Nashville Presbytery.

Witness my hand, at office, this 29th day of January, 2025.

STEVEN P DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Signature
My commission expires: 3/3/25

## 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 $375,000.00, 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 29th day of January, 2025.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 5-9-26
File No. GNT-25-3798

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-29-25.

Affiant Signature

1-29-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of January, 2025.

Notary Signature

My Commission Expires: 5-9-26

