WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240533 DEEDWARR
02/25/2025 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20250225-0013893

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ibrahim Elraheb And haydi Ishak	New Owner	112-00-0-017.01 and 112-00-0-131.00
(NAME)	(NAME)	
3342 Church St	3342 Church St	
(ADDRESS)	(ADDRESS)	
Burns TN 37029	Burns TN 37029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Church of God of Prophecy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ibrahim Elraheband Haydi Ishak, husband and wife**, 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:

Parcel 1: (APN 112 00 0 017.01)

Land in Davidson County, Tennessee:

Lot being part of the Lands of Bryan E. Langston, Book 3222, Page 109, Register's Office Davidson County, Tennessee, and being more fully described as follows;

Starting at a point at the intersection of the center lines of Gourley Road and Old Charlotte Pike, and going N 56° 38' W 229.0 feet to a point in the center line of Gourley Road, thence S 32° 58' W 25.0 feet to an iron pin in the southerly margin of Gourley Road, being the northwest corner and the beginning point of the hereinafter described property.

Thence with the southerly margin of Gourley Road S 56° 38' E 172.2 feet to a point, thence with a curve of radius 25.0 feet 42.5 feet to a point in the westerly margin of Old Charlotte Pike, thence 84.0 feet with the curve of Old

Charlotte Pike to an iron pin in the westerly margin of Old Charlotte Pike, being the southeast corner of described property, Thence N 60° 30' W 186.0 feet to an iron pin being the southwest corner of described property. Thence N 32° 58' E 124.3 feet to the point of beginning.

NOTE: For informational purposes only: prior deed references subject property to contain 0.5 acres, more or less.

Being the same property conveyed to William Akers, H. M. Cowan and Wayne Allen, Trustees for the Church of God of Prophecy from Hazel Bell Jones and wife, Mary Edith Jones by Warranty Deed dated August 1, 1962 and recorded on July 11, 1962 in Book 3407, Page 241, Register's Office of Davidson County, Tennessee.

Parcel 2: (APN 112 00 0 131.00)

Being a tract of land lying and situated in the 9th Civil District of Davidson County, Tennessee, and being more particularly bounded and described according to an unrecorded survey by John J. O'Connor, Registered Land Surveyor, dated May 10, 1982, as follows:

Beginning at an iron pin in the center of Old Charlotte Pike, said point being a common corner of the subject tract and the adjacent property of the Church of God of Prophecy: thence with the center of Old Charlotte Pike S 31° 12' 30" W 62.12 feet to an iron spike; thence N 69° W 218.10 feet to an iron pin; thence N 32° 05' E 45.77 feet to an iron pin; thence with a property line fence N 36° 08' 10" E 49.85 feet to an iron pin; thence with an old fence line S 60°15' 10" E. 209.73 feet to the point of beginning (said fence line is a common boundry between subject tract and the property of the Church of God Prophecy).

NOTE: For informational purposes only: prior deed references subject property to contain 0.39 acres, more or less.

Being the same property conveyed to Vernon Thomas, Harley Clinard and Joe Cannon, Trustees for the Church of God of Prophecy from Don L. Fowler et ux Barbara A. Fowler by Warranty Deed dated June 5, 1985 and recorded on June 6, 1985 in Book 6575, Page 189, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 8612 and 8620 Old Charlotte Pike, Pegram, TN 37143

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 it does covenant with the said Grantees that it is 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 it does further covenant and bind itself, its successors 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.

Witness our hands this 20th day of February, 2025.

Church of God of Prophecy

BY: _____

Paul Holt
State Bishop of Tennessee

STATE OF TENNESSEE

COUNTY OF Bradley

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the State Bishop of Tennessee, and is authorized to execute the instrument on behalf of Church of God of Prophecy, the within named bargainor, and that he as such State Bishop of Tennessee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Church by himself as State Bishop of Tennessee.

Witness my hand and official seal, this the 20th day of February, 2025.

Michelle Mikita
Notary Public

My Commission Expires: 2/14/28

(SEAL)

MICHELLE MIKITA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Certificate of Authenticity

I, Amanda Maynor, 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

February 20, 2025.

Date

Affiant Signature

February 25, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON