Karen Johnson Davidson County
Batch# 1241687 DEEDWARR
02/26/2025 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20250226-0014392

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. [illegible]	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me this 20th day of February, 2025. Notary Public My Commission Expires:

ABBEY WINDLE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/30/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BBH Construction, Inc. 610 Westboro Drive Nashville, TN 37209	**NEW OWNER**	Map and Parcel No.: 09012021500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Preston Taylor Ministries, a Tennessee nonprofit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BBH Construction, Inc., a Mississippi corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 610 Westboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2025.

GRANTOR:

Preston Taylor Ministries
a Tennessee nonprofit corporation

BY: Dwight Johnson
Dwight Johnson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared by audio-video communication, Dwight Johnson, 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 Authorized Agent (or other officer authorized to execute the instrument) of Preston Taylor Ministries, a Tennessee nonprofit corporation, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Authorized Agent.

Witness my hand, at office, this 20th day of February, 2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennesee, being Lot No. 43 on the Plan of Section Two, Westboro, of record in Book 1424, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Preston Taylor Ministries by deed dated May 26, 2016 from Heather Jean Cart, unmarried, of record in Instrument No. 20160601-0054834, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Plat Book 1424, Page 60, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/24/2025 (date of document).

Affiant Signature

2/24/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

