Karen Johnson Davidson County
Batch# 1248111 DEEDWARR
03/19/2025 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $592.00
20250319-0019806

WARRANTY DEED

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ASHLEY NOFFSINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF MARCH, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-3-27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 201024

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Towe Homes, LLC 7524 River Rd. Pk. Nashville, TN 37209	New Owner	034 01 0 004.00

For and in consideration of the sum of One Hundred Sixty Thousand And 0/100 ($160,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

GREATER FAITH MISSIONARY BAPTIST CHURCH

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

TOWE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a S/8-inch rebar set in the east right-of-way of Interstate 65, being located North 40 degrees 05 minutes 21 seconds East a distance of 270.85 feet from a concrete monument located at the intersection of the east right-of-way of Interstate 65 and the north right-of-way of Alta Loma Road, being the northwest corner of the City of Goodlettsville property (Instr. 00008323-0000482) and the southwest corner of the property described herein; thence leaving the City of Goodlettsville property and running with the east right-of-way of Interstate 65 for two (2) calls as follows: North 35 degrees 59 minutes 49 seconds East for a distance of 225.66 feet to a concrete monument, North 35 degrees 52 minutes 53 seconds East for a distance of 98.46 feet to a 5/8-inch rebar

set, being the southwest corner of Outdoor Systems, Inc (Instr. 00011248-0000940); thence leaving Interstate 65 right-of-way and running with the south, east, and north lines of Outdoor Systems, Inc for three (3) calls as follows: South 54 degrees 07 minutes 07 seconds East for a distance of 70.00 feet to a 5/8-inch rebar set, North 35 degrees 52 minutes 53 seconds East for a distance of 50.00 feet to a 5/8-inch rebar set, North 54 degrees 07 minutes 07 seconds West for a distance of 70.00 feet to a 5/8-inch rebar set in the east right-of-way of Interstate 65, being the northwest corner of Outdoor Systems, Inc; thence leaving Outdoor Systems, Inc and running with Interstate 65 right-of-way North 35 degrees 52 minutes 53 seconds East for a distance of 5.12 feet to a 5/8-inch rebar set, being the northwest corner of the property described herein; thence leaving Interstate 65 right-of-way and running with Tommie Williams South 84 degrees 23 minutes 31 seconds East for a distance of 267.37 feet to a steel post found in the west line of O.I.C. Cobblestone (Instr. 20081229-0123139), being the northeast corner of the property described herein; thence leaving Williams and running with O.I.C. Cobblestone for two (2) calls as follows: South 27 degrees 19 minutes 09 seconds West for a distance of 393.19 feet to an angle iron found, South 27 degrees 42 minutes 29 seconds West for a distance of 49.01 feet to a concrete monument found, being the northeast corner of Billy Gray (Instr. 20120912-0082584) and the southeast corner of the property described herein; thence leaving O.I.C. Cobblestone and running with the north line of Gray North 62 degrees 59 minutes 25 seconds West 117.15 feet to a 5/8-inch rebar found, being the northwest corner of Gray and the northeast corner of Charles Toney (Instr. 20051117-0139107); thence leaving Gray and running with the north line of Toney North 62 degrees 59 minutes 25 seconds West for a distance of 133.00 to a 5/8-inch rebar set, being the northwest corner of Toney and the northeast corner of Hardaway Drive (Plat Book 2083, Page 74); thence leaving Toney and running with said right-of-way for three (3) calls as follows: North 62 degrees 59 minutes 25 seconds West for a distance of 25.00 feet to a 5/8-inch rebar set, South 27 degrees 00 minutes 35 seconds West for a distance of 30.00 feet to a 5/8-inch rebar set, North 62 degrees 59 minutes 25 seconds West for a distance of 25.00 feet to a 5/8-inch rebar set, being the northwest corner of Hardaway Drive and the northeast corner of the City of Goodlettsville property (Instr. 00008323-0000482); thence leaving Hardaway Drive and running with the north line of the City of Goodlettsville property North 62 degrees 59 minutes 25 seconds West for a distance of 5.00 feet to the point of beginning and containing 2.39 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on October 16, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

The above described property is subject to any easements, setbacks, or restrictions, shown or unshown, on deeds or plats of record pertaining to said property.

BEING the same property conveyed to Greater Faith Missionary Baptist Church, by Warranty Deed from Tommie Williams, unmarried, dated January 30, 2020, recorded on January 31, 2020, of record in Instrument Number 20200131-0011860, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 0 Hardaway Dr., Goodlettsville, TN 37072.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR GREATER FAITH MISSIONARY BAPTIST CHURCH to TOWE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 0 HARDAWAY DR., GOODLETTSVILLE, TN 37072.]

Witness our/my hand on the 14th day of March, 2025.

Greater Faith Missionary Baptist Church

By: Dr. Michael D. Joyner
Its: Signing Agent and Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael D. Joyner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Signing Agent and Pastor of Greater Faith Missionary Baptist Church, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Greater Faith Missionary Baptist Church by himself/herself as Signing Agent and Pastor.

Notary Public
My Commission expires: 2/17/27

KIMBERLY HOUSEHEAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2027
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 17th, 2025.

Affiant
Date: 3/17/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of March, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK