WARRANTY DEED

Karen Johnson Davidson County
Batch# 1253803 DEEDWARR
03/28/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250328-0023581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/06/2029

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
516 Meridian Investors, LLC	Owner at owners address	
(NAME)	(NAME)	08211002400
708 Tern Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Big Harpeth United Primitive Baptist Association, a Tennessee Non-Profit Corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **516 Meridian Investors, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lots No. 80 and 81 on the map of Bryan's Addition to Edgefield, as of record in Book 21, Page 63, Register's Office for said County.

Said Lots Nos. 80 and 81 adjoin and front together 100 feet on the north side of Treutland Street and run back between parallel lines, Lot No. 81 running back along the westerly margin of Meridian Street, 165 feet to an alley.

Being the same property conveyed to Big Harpeth United Primitive Baptist Association by Quit Claim Deed from Ronnie J. Russell Trustee/Officer of Big Harpeth United Primitive Baptist Association dated March 28, 2025, at Instrument No. 20250328002358 0 in said Register's Office of Davidson County, Tennessee. Being the same property conveyed to John Gassaway, James Eules, Herman E. Mosley, Edward Taylor, Nathaniel Mumphrey, Jr. and Frank Dowell, trustees and officers of Big Harpeth United Primitive Baptist Association, by virtue of that certain Warranty Deed dated December 30, 1987, and being of record at Book 7440, Page 37 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 516 Meridian St Nashville, TN 37207
(House Number) (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.

Witness my hand this 28th day of March, 2025.

Big Harpeth United Primitive Baptist Association

Ronnie J. Russell, President

By: Ronnie J. Russell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ronnie J. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President** of **Big Harpeth United Primitive Baptist Association**, and that he as such **President**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Big Harpeth United Primitive Baptist Association**, in his capacity as **President**.

WITNESS my hand and official seal at office this 28th day of March, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Nemore White, 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 3/28/25.

Affiant Signature

3/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25