RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28428-25

Karen Johnson Davidson County
Batch# 1254230 DEEDWARR
03/31/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20250331-0024233

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2025.

NOTARY PUBLIC

My commission expires: 11/14/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 27, 2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Fay *et ux* 1262 Lewis Street Nashville, Tennessee 37210	Same address as new owner	105-04-0-291.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($287,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **THE NEW TESTAMENT CHURCH OF GOD, A NOT FOR PROFIT ORGANIZATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM FAY AND TIFFANY FAY, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being the northerly part of Lot No. 31 and the southerly part of Lot No. 28 on the Map of Old Fairground Plan, as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County surveyor, November 20, 1934, as follows:

Beginning on the easterly margin of Lewis, formerly East Hill Street, 135.5 feet northerly from the northerly margin of Hart, formerly South Hill Street, being the northwest corner of the property conveyed to Robert Thompson by deed, of record in Book 58, page 127, Register's Office for Davidson County, Tennessee; thence with his northerly line, eastwardly 327.5 feet, to the dividing line between Lots Nos. 31 and 30; thence with the dividing line between Lots Nos. 31 and 30 and Lots Nos. 28 and 29, northwardly, 62 feet, more or less, to the southerly line of the property conveyed to Fanny Davis by deed, of record in Book 54, page 578, Register's Office for Davidson County, Tennessee; thence with same, westwardly 338.5 feet, to the easterly margin of said Lewis Street; thence with same, southwardly 62 feet, to the beginning.

Being the same property conveyed to David Leon Russell, Edward Terry, and Myra Beverly, Trustees for the New Testament Church of God, from Inez Silverfield by

Warranty Deed dated March 30, 1990 and recorded March 30, 1990 in Book 8076, page 927, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is property known as 1278 Lewis Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 31st day of March, 2025

GRANTOR:

the New Testament Church of God

By: David Leon Russell
David Leon Russell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

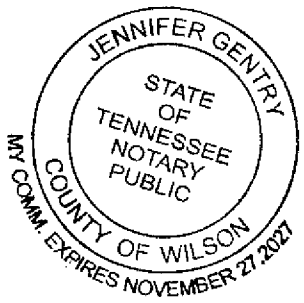
On this the 31st day of March, 2025, before me, appeared David Leon Russell, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of The New Testament Church of God, a not for profit organization and that said instrument was signed on behalf of said New Testament Church of God and said David Leon Russell acknowledged said instrument to be the free act of deed of New Testament Church of God.

WITNESS my hand and seal, this the 31st day of March, 2025.

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 31, 25 (date of document).

Jennifer Pennell

March 31, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028