Name and Address of New Owner:
215 One Mile Pkwy LLC
109 Kenner Avenue
Ste 201
Nashville, TN 37205

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1260611 DEEDWARR
04/16/2025 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20250416-0029161

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 042-04-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Galen Porter and Lewis Newberry, Trustees of New Bethel Missionary Baptist Church**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **215 One Mile Pkwy LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, on the Final Plat, First Revision of Lot 1, Rivergate Academy, which plan is of record in Instrument No. 20070221-0021504, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Thomas W. Leeman and wife Ople W. Leeman by Warranty Deed from Sumner Martin Taylor and wife, May Perry Taylor, dated April 2, 1958 and recorded in Book 2743, Page 637, Register's Office of Davidson County, Tennessee.

Thomas W. Leeman, having become deceased.

Being part of the same property conveyed to Rivergate Academy Inc., by Sherry E. McMahon, Executrix of the Estate of Villa May Sherrill Braswell, dated November 25, 1996 and recorded November 27, 1996 in Book 10272, Page 716, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Rivergate Academy, Inc., by Quitclaim Deed from Ople W. Leeman, a single person, dated March 13, 2001 and recorded May 14, 2001 in Instrument No. 20010514-0049470, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gary Andrews, Galen Porter, and Lewis Newberry, Trustees of the New Bethel Missionary Baptist Church by Quitclaim Deed from Rivergate Academy, Inc., dated April 4, 2006 and recorded April 10, 2007 in Instrument No. 20070410-0042431, Register's Office of Davidson County, Tennessee.

Being unimproved property known as 215 One Mile Parkway, Nashville TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of April, 2025.

New Bethel Missionary Baptist Church

By: Galen Porter, Trustee

Galen Porter, Trustee

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Galen Porter, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of New Bethel Missionary Baptist Church, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 11 day of April, 2025.

Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10TH day of April, 2025.

By: Lewis Newberry
Lewis Newberry, Trustee

State of Tennessee
County of Davidson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared Lewis Newberry, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of New Bethel Missionary Baptist Church, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 10TH day of April, 2025.

Notary's Signature
My commission expires: 10-01-27

CHELSEA L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Lewis
(Affiant)

Sworn to and subscribed before me this 11TH day of April, 2025.

Carmen Coats
Notary Public
My commission expires: 3/3/26
File No. GNT-24-3312

CARMEN COATS
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 11. 2025.

Affiant Signature

16th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

