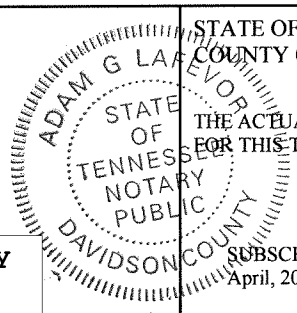
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1266012 DEEDWARR
04/30/2025 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250430-0033380

File No.: RES-25-403

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Westwood Baptist Church of Nashville	NEW OWNER	091 13 0 257.00
(NAME)	(NAME)	
4001 Georgetown Road Northwest Cleveland, TN 37312	(same)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **W&W VENTURES, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WESTWOOD BAPTIST CHURCH OF NASHVILLE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of of E.T. Brown's Subdivision of and 18 Acre Tract on the Charlotte Pike, as of record in Plat Book 332, Page 116, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said lot fronts 50 feet on the westerly side of Cowan Street or Avenue and runs back between lines, 190 feet more or less to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Tia M. Sillers and Mark O. Selby, from James T. Plunkett and Bobby G. Plunkett, by Warranty Deed dated August 10, 2015, recorded August 14, 2015, in Instrument No. 20150814-0081953, in the Register's Office of Davidson County, Tennessee. The said Mark O. Selby died on September 18, 2017, intestate, devising subject property to Tia M. Sillers (wife) pursuant to Affidavits of Heirship recorded in Instrument Nos. 20191114-0117516 and 20191204-0124945, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Sweetbriar Holdings, G.P., a Tennessee general partnership, from Tia M. Sillers, by Quitclaim dated December 10, 2019, recorded December 11, 2019, in Instrument No. 20191211-0127866, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Tia M. Sillers from Sweetbriar Holdings, G.P., a Tennessee general partnership, by Quitclaim Deed dated February 10, 2022, recorded February 22, 2022, in Instrument No. 20220222-0020053, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to W&W Ventures, G.P., a Tennessee general partnership, from Tia M. Sillers, by Quitclaim Deed dated June 7, 2022, recorded June 14, 2022, in Instrument No. 20220614-0067410, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 403 Eastboro Drive, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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 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/our hand(s) this 30th day of April, 2025.

W&W Ventures, GP, a Tennessee general partnership

By: _____
Tia Sillers, Partner

By: _____
Kash Noble, Partner

By: _____
Kelsey Noble, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam LaFever of the state and county mentioned, personally appeared Tia Sillers, Kash Noble, and Kelsey Noble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Partners of W&W Ventures, GP, the within named bargainor, a Tennessee general partnership, and that they as such Partners, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Partners.

Witness my hand, at office, this 30th day of April, 2025.

_____
Notary Signature
My commission expires:

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Certificate of Authenticity

I, Adam LaFever, 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 30, 2025.

Affiant Signature

4/30/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-403