Karen Johnson Davidson County
Batch# 1269038 DEEDWARR
05/05/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20250505-0034970

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2025. Notary Public My commission expires: 9/8/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Owen Development LLC	New Owner(s)	Part of 083-09-0-254.00
1400 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **EAST END UNITED METHODIST CHURCH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWEN DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot Nos. 31, 32, 33 and 34 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee. Said lot numbers 31, 32, 33 and 34 join each other and front 50 feet each on the westerly side of Thirteenth Street, formerly Anne Street; and extends back westwardly between parallel lines with the northerly margin of Russell Street, formerly Linn Street, which is the southerly line of said Lot No. 34, 170 feet to an alley in the rear.

As to Lot No. 31, being a portion the same property conveyed to the Trustees of the East End Methodist Episcopal Church South by Deed from Mrs. Katie Lennox in Book 289, Page 19, Register's Office of Davidson County, Tennessee recorded October 21, 1906 and further being a portion of the same property conveyed to the Trustees of the East End Methodist Episcopal Church South by Deed from Mrs. Katie Lennox in Book 289, Page 19, Register's Office of Davidson County, Tennessee recorded October 21, 1906.

As to Lot Nos 32, 33, and 34, being the same property conveyed to the Board of Trustees of the East End M.E.CH SO by the deed from the East End Men's Welfare Association of record in Book 840, Page 455, Register's Office of Davidson County, Tennessee, dated April 18, 1929 and recorded April 18, 1929.

As to Lot Nos 31, 32, 33, and 34, Being a portion of the same property conveyed to East End United Methodist Church, a Tennessee non-profit corporation by Quitclaim Deed from Trustees of the East End Methodist Episcopal Church South aka Board of Trustees of the

East End M.E.CH. SO, nka East End United Methodist Church, a Tennessee non-profit corporation, dated June 29, 2021 and recorded July 22, 2021 in Instrument No. 20210722-0098319.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1212 Holly Street (Lots 31, 32, 33, and 34), Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2025.

East End United Methodist Church

By: _____
Richie Jones, Chairman

By: _____
Jeff Morris, Vice Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Richie Jones**, Chairman, and **Jeff Morris**, Vice Chairman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be officers of the Board of Trustees of East End United Methodist Church, a Tennessee Non-Profit, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2025.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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 29, 2025.

Affiant Signature

5th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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