This Instrument Prepared and Return to: Robert L. Scruggs, Attorney 2021 Richard Jones Road, Ste 220 Nashville, TN 37215 Karen Johnson Davidson County Batch# 1277496 DEEDWARRSP 05/27/2025 10:51:30 AM 4 pgs Fees: $23.00 Taxes: $4,625.00 20250527-0041318	**OATH OF VALUE** STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00. Affiant Subscribed and sworn to before me this 22th day of May 2025. Notary's Signature My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2028

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Christ Presbyterian Church, Inc. 2323 Old Hickory Boulevard Nashville, TN 37215	Same As New Owner	104-08-0-294

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ERIN FOWLER** (hereinafter referred to as "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto **CHRIST PRESBYTERIAN CHURCH, INC., a Tennessee Non-Profit Corporation** (hereinafter referred to as "Grantee"); Its successors and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to-wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The above-referenced land is improved property located at 1412 17th Avenue South, Nashville, TN 37212, as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors, and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 22nd day of May 2025.

GRANTOR:

Erin Fowler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Erin Fowler**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 22nd day of May 2025.

Seal

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV 8, 2028

Notary's Signature
My Commission Expires: 11-8-2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the northwest part of Lot No. 47 in O. B. Hayes' Plan of Large Lots called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County Described as follows:

Beginning on the easterly margin of 17th South, formerly Addison Street, on the line between Lots Nos. 42 and 47; thence with the easterly margin of said Avenue southwardly 60 feet; thence eastwardly, parallel with the south line of Lot No. 42, 154-3/4 feet to the westerly margin of a proposed alley; thence with said alley northwardly 50 feet to the southerly line of Lot 42; thence with the line between Lots Nos, 42 and 47 westwardly 154-3/4 feet to the beginning.

Being the same property conveyed to Erin Fowler, a married woman by Warranty Deed from Bonnie Louise Bridges, Trustee, of The Jackster Living Trust, filed for record on September 30, 2016 as Instrument No. 20160930-0103195, Register's Office for Davidson County, Tennessee.

This property is not a marital status property of the seller, it is investment property.

EXHIBIT B
Permitted Exceptions

1. All matters as shown on the Plan of O. B. Hayes' Plan of Large Lots called "Rokeby," of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

2. Taxes for 2025 and subsequent years are not due and payable.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 22nd day of May 2025

Robert L. Scruggs, Affiant 5-27-25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 27th day of May, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025