WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of July, 2025 .

Notary Public

My Commission Expires:

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 4, 2027

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Trustees of The Church of Christ in Green Hills		117-16-0-133.00
1211 Grandview Drive	NEW OWNER	Karen Johnson Davidson County Batch# 1300421 DEEDWARR 07/21/2025 02:21:30 PM 8 pgs Fees: $43.00 Taxes: $2,497.50 20250721-0057399
Nashville, TN 37215		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Deborah Thompson, Kenneth Kohrt, , Richard William Neegaard, Karin N. Elliott, Karl Kohrt, Patti Sue Minter, Kathy A. Colson, Rowena McMillin, Eleanor Bolick, D. Lynn Shaeffer, Derek K. Shaeffer and Ian P. Shaeffer, heirs at law of Jon Neergaard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trustees of The Church of Christ in Green Hills, hereinafter called the Grantees, 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 No. 3, of Block "N", on the Map of Maplehurst Subdivision, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the southerly side of Grandview Drive and runs back between parallel lines, 200 feet to the northerly line of Excella Place, on which is measures 60 feet.

Being the same property conveyed to Jon R. Neergaard by Deed from Charles R. Alvis and wife, Jeanne Alvis and Doris J. Laine and husband, Charles Laine, dated 11/24/1993 and filed for record in Book 9177, Page 96, Register's Office for Davidson County, Tennessee.

Jon Neergaard having since died intestate on 8/23/24 leaving the subject property vested in his heirs at law Carrie Shaeffer, Karin Elliott, Pattie Sue Minter, Kathy A. Colson, Rowena McMillin, Richard William Neergaard, Karl Kohrt, Deborah Thompson, Eleanor Bolick, and Kenneth Kohrt. The Estate of Jon Neergaard being probated under Case No. 24P-1969, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. Carrie Shaeffer having since died intestate 2/22/25 leaving her interest vested in her heirs at law D. Lynn Shaeffer, Derek K. Shaeffer and Ian P. Shaeffer. See Affidavits of Heirship of record in Instrument No. 202507210057385 and Instrument No. 202507210057386 , Register's Office for Davidson County, Tennessee.

Grantors warrant said property has never been used as a marital residence and is not subject to any marital rights therein.

Jon R. Neergaard and Jon Neergaard are one and the same person.

Ian P. Shaeffer is one and the same person as Ian Patrick Shaeffer.

Derek K. Shaeffer is one and the same person as Derek Shaeffer.

Gary W. Temple joins in this deed as the Administrator of the Estate of Jon Neergaard to warrant that there are no liens or other matters affecting the Estate that would result as a cloud or encumbrance to title.

Power of Attorney for Deborah Thompson of record in Instrument No. 202507210057387, Register's Office for Davidson County, Tennessee.

Power of Attorney for Kenneth Kohrt of record in Instrument No. 202507210057388, Register's Office for Davidson County, Tennessee.

Power of Attorney for Richard William Neegaard of record in Instrument No. 202507210057389, Register's Office for Davidson County, Tennessee.

Power of Attorney for Karin N. Elliott of record in Instrument No. 202507210057390, Register's Office for Davidson County, Tennessee.

Power of Attorney for Karl Kohrt of record in Instrument No. 202507210057391, Register's Office for Davidson County, Tennessee.

Power of Attorney for Patti Sue Minter of record in Instrument No. 202507210057392, Register's Office for Davidson County, Tennessee.

Power of Attorney for Kathy A. Colson of record in Instrument No. 202507210057393, Register's Office for Davidson County, Tennessee.

Power of Attorney for Eleanor Bolick of record in Instrument No. 202507210057394, Register's Office for Davidson County, Tennessee.

Power of Attorney for D. Lynn Shaeffer of record in Instrument No. 202507210057395, Register's Office for Davidson County, Tennessee.

Power of Attorney for Derek K. Shaeffer of record in Instrument No. 202507210057396, Register's Office for Davidson County, Tennessee.

Power of Attorney for Ian P. Shaeffer of record in Instrument No. 202507210057397, Register's Office for Davidson County, Tennessee.

Power of Attorney for Rowena McMillin of record in Instrument No. 202507210057398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 843, Pages 22 and 23, said Register's Office.

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 1211 Grandview Drive, Nashville, TN 37215

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 GRANTEES 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 GRANTEES, 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.

Deborah Thompson by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Deborah Thompson (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057387

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kenneth Kohrt by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15TH day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Kenneth Kohrt (Principal), and is authorized by him to execute this instrument on his behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057388

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Richard William Neergaard by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Richard William Neergaard (Principal), and is authorized by him to execute this instrument on his behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057389

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karin N. Elliott by Gary W. Temple, Attorney in Fact

Karin N. Elliott by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Karin N. Elliott (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057390

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karl Kohrt by Gary W. Temple, Attorney in Fact

Karl Kohrt by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Karl Kohrt (Principal), and is authorized by him to execute this instrument on his behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057391

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Pattie Sue Minter by Gary W. Temple, Attorney in Fact

Pattie Sue Minter by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Pattie Sue Minter (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057392

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kathy A. Colson by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Kathy A. Colson (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057393

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Eleanor Bolick by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Eleanor Bolick (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Specific Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057394

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

D. Lynn Shaeffer by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of D. Lynn Shaeffer (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057395

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Derek K. Shaeffer by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Derek K. Shaeffer (Principal), and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057396

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Ian P. Shaeffer by Gary W. Temple, Attorney in Fact, Seller

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Temple, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Ian P. Shaeffer (Principal), and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument No. _____ in said Register's Office.

202507210057397

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Gary W. Temple, Administrator of the "Estate of Jon Neergaard"

STATE OF TENNESSEE
COUNTY OF ROBERTSON

I HEREBY CERTIFY, that on the 15th day of **July 2025,** before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Gary W. Temple, Administrator of the "Estate of Jon Neergaard"**, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.
AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Rowena McMillin by John McMillin, Agent

Rowena McMillin by John McMillin, Agent, Seller

STATE OF California
COUNTY OF Los Angeles

On this 15th day of July 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John McMillin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Agent of Rowenna McMillin (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 202507210057398 in said Register's Office.

Witness my hand and official seal at office, this 15th day of July 2025.

Noor A. Tufail
Notary Public
My Commission Expires: Oct 26, 2028

NOOR A. TUFAIL
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2500992
MY COMM. EXPIRES OCT. 26, 2028

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AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on 7/15/25 (date of document).

Signature

07/21/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21st day of July 2025.

Notary Public
My Commission Expires:

