Karen Johnson Davidson County
Batch# 1300455 DEEDWARR
07/21/2025 03:16:30 PM 9 pgs
Fees: $48.00 Taxes: $10,545.00
20250721-0057446

PREPARED BY:
Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

BASED ON INFORMATION, PROVIDED BY THE PARTIES.

ADDRESS NEW OWNER:

Mount Zion Baptist Church
Attn : Lawrence Washington
7594 Old Hickory Blvd.
Whites Creek, TN 37189

SEND TAX BILLS TO:

NEW OWNER

MAP / PARCEL NO.:

Map/Parcel No. 081-16-0-372.00
Map/Parcel No. 081-16-0-371.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million, Eight Hundred Fifty Thousand and Zero/100 Dollars ($2,850,000.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TERRANCE L. FIZER, PERRAN E. FIZER, KATRESA V. THOMPSON FIZER, JAMAR D. FIZER, TIMOTHY L. FIZER, CHANTAL L. HILL, JUAN L. JOHNSON and FRANK L. JOHNSON, JR. (collectively, the "Grantors") have bargained and sold, and by these presents, do transfer and convey unto MOUNT ZION BAPTIST CHURCH ("Grantee") and its successors and assigns, forever, all of the said Grantors' right, title and interest in and to those certain tracts or parcels of land, situated and lying in Davidson County, Tennessee, being more particularly described as follows (collectively, the "Property"):

BEING Lot Nos. 156 and 157 on the Plan of D.T. McGavock's Addition, of record in Book 10, page 606, *et seq*., Register's Office for Davidson County, Tennessee ("RODC," herein) and being described according to a survey made by E.R. Southgate, Surveyor, dated November 27, 1945, as follows:

TRACT NUMBER ONE

Beginning at a point on the northerly margin of Jefferson Street 30 feet east of the northeast corner of said Street and 11TH Avenue North; thence easterly, along the north margin of said Street, 90 feet to a post; thence northerly along a fence 92 feet 8 inches to a stake in the south margin of a private alley; thence easterly, along the south margin of said alley, 35 feet to a stake; thence northerly 80 feet 6 inches to an iron pin in the south margin of Rev. Dr. Enoch Jones Blvd. (f/k/a Madison Street); thence, westerly along the south margin of said Street 173 feet 6 inches to the southeast corner of Rev. Dr. Enoch Jones Blvd. (f/k/a Madison Street) and 11TH Avenue North; thence South along easterly margin of 11TH Avenue North, 83 feet 8

inches to a stake; thence easterly 30 feet to a stake in a fence line; thence southerly along said fence line, 95 feet to the point of beginning.

TRACT NUMBER TWO

Said part of Lot No. 157, fronting 30 feet on the northerly side of Jefferson Street and running back between parallel lines, with the easterly margin of 11TH Avenue North, formerly Fillmore Street, 100 feet more or less, to a private alley.

AND BEING the same property conveyed to CLARK FIZER, UNMARRIED by January 30, 1998 deed from MARY E. CARRETHERS SEALS, UNMARRIED, of record in Book 10783, page 685, as re-recorded in Book 10801, page 149, Register's Office for Davidson County, Tennessee ("RODC," herein). Clark Fizer having died testate on or about April 8, 2010, and pursuant to the terms of the Will of record at Docket No. 10-p-1648, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be sold and divided between PAMELA M. FIZER (20.00%), BEVERLY C. FIZER (20.00%), TERRANCE L. FIZER (20.00%), PERRAN E. FIZER (20.00%) and KATRESA V. THOMPSON (20.00%). See also that Affidavit of Inheritance, of record as Instrument No. 20170209-0013781, RODC.

PAMELA C. FIZER died intestate on or about September 7, 20213, leaving JAMAR FIZER and TIM FIZER as her only heirs-at-law, as stated in that Affidavit of Inheritance, of record as Instrument No. 20240112-0002811, RODC.

BEVERLY C. FIZER died intestate on or about November 1, 2024, leaving ERNEST PORTER, CHANTAL HILL, JUAN JOHNSON and FRANK JOHNSON, JR., as her only heirs-at-law, as evidenced by that Affidavit of Inheritance, of record as Instrument No. 201770209-0013781, RODC. ERNEST PORTER conveyed his interest in said Property to Chantal Hill, Juan Johnson and Frank Johnson, Jr. by November 7, 2024 quitclaim deed, of record as Instrument No. 20241107-0087064, RODC.

BEING IMPROVED REAL PROPERTY commonly referred to as: 1102 & 1108 Jefferson Street
Nashville, Tennessee 37208

This conveyance is made pursuant to the Agreed Order to Sell Property, entered April 28, 2025 of record in Docket No. 23-0794-III, Chancery Court for Davidson County, Tennessee, at Nashville, wherein the said Court approved the Purchase & Sale Agreement with a purchase price of $2,850,000.00 for execution and performance by the Grantor and Grantee herein.

TO HAVE AND TO HOLD the aforesaid Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, together with all estate title and interest unto the said GRANTEE, its successors and assigns, in fee simple, forever.

And the GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of the aforementioned Property, in fee simple, with a good right to sell and convey the same, and that the said Property is unencumbered, property taxes being paid and fulfilled, as of the date of this deed below.

The GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Property, in and to the said GRANTEE and its successors and assigns, against the lawful claims of all persons whomsoever.

References herein made to the singular or plural, or to any gender, should be interpreted inclusively, the singular to include the plural, and *vice versa*, and any reference to gender to include any and all genders.

IN WITNESS WHEREOF, the Grantors aforesaid have affixed their respective signatures to this instrument, all as of the date(s) indicated below.

SIGNATURES OF GRANTORS:

TERRANCE L. FIZER — **Date** 7-18-25

STATE OF TENNESSEE }
COUNTY OF Davidson **}**

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, TERRANCE L. FIZER, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 18th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

GAVIN DWYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

JAMAR D. FIZER — **Date** 7-18-25

STATE OF TENNESSEE }
COUNTY OF Davidson **}**

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, JAMAR D. FIZER, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 18th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

GAVIN DWYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

7-18-25

TIMOTHY L. FIZER **Date**

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, TIMOTHY L. FIZER, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 18th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

GAVIN DWYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

7/18/2025

CHANTAL L. HILL **Date**

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, CHANTAL L. HILL, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 18th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

GAVIN DWYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Juan Johnson 7-18-25

JUAN L. JOHNSON **Date**

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, JUAN L. JOHNSON, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 18th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

GAVIN DWYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

NSH 3239176.2

FRANK L. JOHNSON, JR. Date 7/18/25

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, FRANK L. JOHNSON, JR., with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 18th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: March 9, 2027

GAVIN DWYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

7/17/25

PERRAN E. FIZER **Date**

STATE OF ~~TENNESSEE~~ Texas }
COUNTY OF Fort Bend }

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, PERRAN E. FIZER, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 17th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 06/03/2026

SEAN GRACIA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-03-26
Notary ID # 13379568-7

NSH 3239176.2

KATRESA V. THOMPSON FIZER Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared the aforementioned Bargainer, KATRESA V. THOMPSON FIZER, with whom I am personally acquainted (or who did prove to me on the basis of satisfactory evidence) and who, having duly sworn according to law, did execute and sign the within instrument for the purposes therein contained

WITNESS MY HAND and official seal, at office, this 17th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 7-9-2026

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NSH 3239176.2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I, the below-identified Affiant, having been duly-sworn according to law, do hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer - or the fair market value of the property hereby conveyed – (whichever is greater) is TWO MILLION, EIGHT HUNDRED FIFTY THOUSAND and 00/100 DOLLARS ($2,850,000.00).

AFFIANT Signature

LAWRENCE A. WASHINGTON
AFFIANT Print Name

SWORN TO and SUBSCRIBED BEFORE ME,
as of this 18 day of July, 2025.

Catherine Clearwaters
NOTARY PUBLIC
My Commission Expires: 1/22/29



Warranty Deed for property commonly known as: 1102-1108 Jefferson Street
Nashville, Tennessee 37208

Certificate of Authenticity

I, Melissa Goelz, 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 July 18, 2025.

Date

Affiant Signature

July 21, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON