Karen Johnson Davidson County
Batch# 1310412 DEEDWARR
08/15/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20250815-0065121

Warranty Deed

RONNEE LEVIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Julie Means Affiant Subscribed and sworn to before me, this the 11th day of August, 2025. Ronnee Levier Notary Public My commission expires: 11-8-2028

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:
Joseph Sherer	Joseph Sherer	060-16-0-276.00
507 Skyview Drive	504 Skyview Drive	
Nashville, TN 37206	Nashville, TN 37206	

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, **SAMARITAN MINISTRY OF TEMPLE BAPTIST CHURCH, INC.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH SHERER, A MARRIED MAN**, 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 No. 8A Zone Lot Division of Lots 4-9, as shown on Resubdivision Plan of Joywood Heights, Section III, as of record in Book 6250, Page 544, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coalition for Tennesseans with Disabilities by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9440, Page 33, Register's Office for Davidson County, Tennessee, dated August 16, 1994 and recorded on August 18, 1994.

Being the same property conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed from Tennessee Disability Coalition, (Formerly Coalition for Tennessee with Disabilities) of record in Book 10885, Page 415, Register's Office for Davidson County, Tennessee, dated April 08, 1998 and recorded on April 14, 1998.

Being the same property conveyed to Samaritan Ministry of Temple Baptist Church, Inc. by Quitclaim Deed from The Metropolitan Development and Housing Agency of record in Book 11301, Page 10, Register's Office for Davidson County, Tennessee, dated January 13, 1999 and recorded on January 19, 1999.

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 2715 Bullock Avenue, Nashville, TN 37207, 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 11th day of August, 2025.

Samaritan Ministry Of Temple Baptist Church, Inc.

By: _____
Larry Jolly, Chief Financial Officer

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 Larry Jolly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Financial Officer of Samaritan Ministry Of Temple Baptist Church, Inc., a Tennessee Non-Profit, and that he/she, 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 11th day of August, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29

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 August 11. 2025.

Affiant Signature

15th day of August, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of August, 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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