WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

W-BC-25-2125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Beam Construction, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
PO Box 292642		**092-07-0-033 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCNAIRY HILL UNITED PRIMITIVE BAPTIST CHURCH, A NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEAM CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee being the east 10 feet of Lot Nos 10 and Lot No 11 on the Map of John Langham's Lots, as of record in Book 57, Page, 91, Register's Office for Davidson County, Tennessee, to which map reference is made for a complete legal description

Being a portion of the same property conveyed to McNairy Hill United Primitive Baptist Church, a Tennessee non-profit corporation by Quit Claim Deed from McNairy Hill United Primitive Baptist Church non-profit corporation of record in Instrument No 20090902-0082680 Register's Office for Davidson County, Tennessee, dated September 1, 2009 and recorded on September 9, 2009

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2125 Hermosa Street, Nashville, Tennessee 37208**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson
Batch # 1327332
09/26/2025 02 07 23 PM
Fees $13 00 Taxes $592 00

Davidson County
DEEDWARR
2 pgs

20250926-0076980

Witness my/our hand(s) this the 25th DAY OF SEPTEMBER, 2025

McNairy Hill United Primitive Baptist Church

BY _____
John T Gassaway
Pastor and Authorzied Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN T GASSAWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PASTOR AND AUTHORZIED AGENT of MCNAIRY HILL UNITED PRIMITIVE BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PASTOR AND AUTHORZIED AGENT

Witness my hand and official seal, this the 25th of September, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212