Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1331683 DEEDWARR
10/08/2025 09:55:45 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251008-0080289

George Thomas Ferrell, et al.

TO:

The Donelson Fellowship, a Tennessee nonprofit corporation

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **George Thomas Ferrell and Robert Lynn Ferrell** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **The Donelson Fellowship, a Tennessee nonprofit corporation** (the "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 175 on the plan of Lincoya Hills, Section 7, as of record in Book 2331, page 119, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 175 fronts 123.63 feet on the southerly side of Knobdale Road and extends back 170.8 feet on the westerly side and 307.0 feet on the easterly side to a line in the rear measuring 168.2 feet thereon.

BEING the same property now owned by George Thomas Ferrell and Robert Lynn Ferrell, as evidenced by a certain Affidavit of Heirship as to the heirs of Martha Jean Ferrell, recorded on October 8, 2025, as Instrument No. 20251008-0080289, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Alton D. Ferrell and wife, Martha Jean Ferrell, by Deed from Thelma H. Clark, an unmarried woman, dated July 6, 1988, and recorded on July 6, 1988, in Book 7591, Page 922, in the Register's Office for Davidson County, Tennessee. Alton D. Ferrell passed away on October 16, 2013, leaving Martha Jean Ferrell as the surviving tenant by the entirety and sole owner of the subject property. Martha Jean Ferrell passed away on October 4, 2025, leaving George Thomas Ferrell and Robert Lynn Ferrell as her sole heirs, as evidenced by the aforementioned Affidavit of Heirship.

This legal same description was taken from the previous deed of record.

This is real property known as: **2913 Knobdale Road, Nashville, TN 37214.**

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

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, its heirs and assigns forever; and we do covenant with the said Grantee 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, its heirs and assigns, against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 8th day of October, 2025.

George Thomas Ferrell
Grantor

Robert Lynn Ferrell
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **George Thomas Ferrell and Robert Lynn Ferrell**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 8th day of October, 2025.

Notary Public

My Commission Expires: 10-4-2027

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $470,000.00.

Subscribed and sworn to before me, this 8th day of Oct., 2025.

Affiant

Notary Public
My Commission Expires: Oct. 4, 2027

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner's Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
The Donelson Fellowship 3210 McGavock Pike Nashville, TN 37214	Same/Owner	2913 Knobdale Road Nashville, TN 37214 084-08-0-084.00