Karen Johnson Davidson County
Batch# 1333344 DEEDWARR
10/13/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251013-0081452

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

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

Notary Public

My commission expires: 1.24.29

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:
Owen Development LLC	New Owner(s)	Parcel ID: 08309049300
1400 5th Avenue North		
Nashville, TN 37208		

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, **EAST END UNITED METHODIST CHURCH** and **OWEN DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWEN DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 1, of the Final Plat of 1212 Holly Street, of record in Instrument No. 20250908-0071388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to the Trustees of the East End Methodist Episcopal Church South by Deed from Mrs. Katie Lennox in Book 289, Page 19, Register's Office of Davidson County, Tennessee recorded October 21, 1906.

Being a portion of the same property conveyed to the Trustees of the East End Methodist Episcopal Church South by Deed from Mrs. Katie Lennox in Book 466, Page 81, Register's Office of Davidson County, Tennessee recorded October 7, 1914.

Being part of the same property conveyed to East End United Methodist Church, a Tennessee non-profit corporation by Quitclaim Deed from Trustees of the East End Methodist Episcopal Church South aka Board of Trustees of the East End M.E.CH. SO, nka East End United Methodist Church, a Tennessee non-profit corporation, dated June 29, 2021 and recorded July 22, 2021 in Instrument No. 20210722-0098319.

Being part of the same property conveyed to Owen Development LLC, a Tennessee limited liability company by Warranty Deed from East End United Methodist Church, dated April 29, 2025 and recorded May 5, 2025 in Instrument No. 20250505-0034970, Register's Office of Davidson County, Tennessee, and further to Owen Development LLC a Tennessee limited liability company (to separate tax parcels) in Instrument No. 20250505-0034972, said Register's Office.

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 1216 Holly Street, Nashville, TN 37206, 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 8th day of October, 2025.

East End United Methodist Church

By: _____
Jeffery Morris, Vice Chairman

By: _____
Richie Jones, Chairman

Owen Development, LLC,
a Tennessee limited lioability company

By: _____
Brett M. Diaz, Authorized Member

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 **Jeffery Morris and Richie Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Vice Chairman and Chariman of East End United Methodist Church, a Tennessee Non-Profit, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

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

_____
Notary Public

My Commission Expires: 1.24.29

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 **Brett M. Diaz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Owen Development, LLC, a Tennessee limited liability, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

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

_____
Notary Public

My Commission Expires: 1.24.29

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 October 8. 2025.

Affiant Signature

13th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028