WARRANTY DEED

Karen Johnson Davidson County
Batch # 1334640 DEEDWARR
10/15/2025 02 44 58 PM 2 pgs
Fees $13 00 Taxes $11,285 00

20251015-0082193

L-RP-25-942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,050,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-2029 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Rudy Family Limited Partnership	New Owner	
(NAME)	(NAME)	081-16-0-395 00
2012 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **FIFTEENTH AVENUE BAPTIST CHURCH, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUDY FAMILY LIMITED PARTNERSHIP,** 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 Lot No 148 and Westerly 8-1/3 feet of Lot No 147 on the plan of D T McGavock's First Addition to Nashville, of record in Book 10, Page 609, Register's Office for Davidson County, Tennessee

Said Lot No 148 and part of Lot No 147 adjoin the front together 108 1/3 feet on the Northerly side of Jefferson Street and extends back between parallel lines along the easterly margin of 10th Avenue North to the Southerly margin of Madison Street

Being the same property conveyed to Fifteenth Avenue Baptist Church, Incorporated by Warranty deed from The Fifteenth Avenue Baptist Community Development Corporation of record in Instrument No 20170619-0061467 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017

This conveyance is subject to.
- Subject to all matters shown on the Plan of record in Plat Book 10, Page 606-609, Register's Office for Davidson County, Tennessee
- Memorandum of Lease of record in Instrument Number 20250908-0071617, in the Register's Office for Davidson County, Tennessee
- Shared Parking Agreement of record in Instrument No 20160712-0071408, Register's Office for Davidson County, Tennessee
- Subject to all the terms, conditions and limitation of the Phillips-Jackson Street Redevelopment Plan, as amended, approved by Ordinance No 93-733 and amended by Ordinance Nos 099-1762, BL2001-861 and Instrument No 20020425-0051069 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **942 Jefferson 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

Witness my/our hand(s) this the 14 DAY OF OCTOBER, 2025

Fifteenth Avenue Baptist Church, Inc

BY _____
Terry Shields
Trustee and Chair of Finance

BY _____
Camillia Bohannon
Trustee and Chair of the Board of Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TERRY SHIELDS, 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 TRUSTEE AND CHAIR OF FINANCE of FIFTEENTH AVENUE BAPTIST CHURCH, INC , 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 TRUSTEE AND CHAIR OF FINANCE

Witness my hand and official seal, this the 14th of October, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CAMILLIA BOHANNON, 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 TRUSTEE AND CHAIR OF THE BOARD OF TRUSTEES of FIFTEENTH AVENUE BAPTIST CHURCH, INC , 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 TRUSTEE AND CHAIR OF THE BOARD OF TRUSTEES

Witness my hand and official seal, this the 14th of October, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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