Karen Johnson Davidson County
Batch# 1348963 DEEDWARRSP
11/20/2025 02:07:30 PM 10 pgs
Fees: $53.00 Taxes: $1,147.00
20251120-0092890

SPECIAL WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Deming	**Same as New Owner**	
4657 Hessey Road		11000022600
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tennessee 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Baker's Grove Baptist Church, a Tennessee Nonprofit Corporation, formerly an unincorporated association, by and through its Trustees, Randy Garner and David Sledge, and its Deacons, Randy Garner and Timothy Spoon

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Deming and wife, Elizabeth Deming

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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.

(Signature Pages to Follow)

Witness my hand this 10 day of November, 2025.

SELLER:

BAKER'S GROVE BAPTIST CHURCH

Randy Garner

Name: Randy Garner, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Randy Garner, 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 Trustee and Officer of Baker's Grove Baptist Church and that he as such Trustee and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 10th day of November 2025.

Heather L Chapman

NOTARY PUBLIC

HEATHER L. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 3, 2028

Name: David Sledge, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, David Sledge, 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 Trustee and Officer of Baker's Grove Baptist Church and that he as such Trustee and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 10th day of November 2025.

Heather L Chapman
NOTARY PUBLIC

My Commission Expires: July 3, 2028

HEATHER L. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Randy Garner, Deacon

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Randy Garner, 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 Deacon and Officer of Baker's Grove Baptist Church and that he as such Deacon and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 10th day of November 2025.

NOTARY PUBLIC

My Commission Expires: July 3, 2028

HEATHER L. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Timothy Spoon, Deacon

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Timothy Spoon, 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 Deacon and Officer of Baker's Grove Baptist Church and that he as such Deacon and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 10th day of November 2025.

NOTARY PUBLIC

HEATHER L. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 3, 2028

Patrick Fraley, Pastor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Patrick Fraley, 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 Pastor and Officer of Baker's Grove Baptist Church and that he as such Pastor and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 10th day of November 2025.

Heather Chapman
NOTARY PUBLIC

My Commission Expires: July 3, 2028

HEATHER L. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bakers Grove Baptist Church 2 Lot Plat of record in Instrument No. 20250221-0012710, 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 part of the same property conveyed to H.B. Tippit, Jr., T.E. Harris and H.A. Jones, Trustees of the Bakers Grove Baptist Church, by deed from Brown Taylor, Jr., Trustee, of record in Book 3802, Page 515, dated August 14, 1964, Register's Office for said County.

This is improved property known as 3560 Earhart Road, Mt. Juliet, Tennessee 37122.

EXHIBIT B

EXCEPTIONS

1. Matters appearing on that plat recorded in Instrument No. 20250221-0012710, included, but not limited to any building setback lines and/or easements lying within the lot(s).
2. Any Property taxes will be assumed and paid for by the Buyer.

Certification of Recorded Documents

I, Channing Miles, 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 November 20, 2025.

(AFFIANT) – Channing Miles

11/20/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of November, 2025.

My commission expires: 3.2.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON