Karen Johnson Davidson County
Batch# 1360188 DEEDWARR
12/19/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251219-0100971

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Irish Journeay
Affiant

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 12th day of December, 2025.

B Huntsman
Notary Public:
My Commission Expires: 9/27/26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
AVS Investors LLC 2147 Burns Street Nashville TN 37216	New Owner	P/O 072-11-0-0347.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **First Baptist Church of South Inglewood**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **AVS Investors 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, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all Lot No. 2 on the Final Subdivision Plat, Rebecca Street Subdivision, of record in Instrument No. 20250918-0074715, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to First Baptist Church of South Inglewood by Quitclaim Deed from Willie L. Brown and wife, Wynell E. Brown, dated 1/11/2005 and recorded 2/4/2005 in Instrument No. 20050204-0013278, Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to Willie L. Brown and wife, Wynell E. Brown by Quitclaim Deed from Tommy H. Brown, dated 11/3/1986 and recorded 11/5/1986 in Book 7031, Page 670; and part of the same property previously conveyed to Tommy Brown and wife, Agnes Brown by Warranty Deed from J. J. Mason and wife, Anna Keil Mason, dated 1/12/1948 and recorded 1/23/1948 in Book 1557, Page 448, Register's Office for Davidson County, Tennessee. The said Agnes Brown is reported to have died.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on prior plat in Book 57, Page 109, and current plat of Rebecca Street Subdivision of record in Instrument No. 20250918-0074715, Register's Office for Davidson County, Tennessee.

This is (____) improved (__X__) unimproved property, known as: 1506 Ann Street, Nashville, TN 37216

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 12th day of December, 2025.

First Baptist Church of South Inglewood

BY: _____
Jasmine Hall
Its: Trustees Ministry Chair

BY: _____
James Jackson
Its: Deacons Ministry Chair

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jasmine Hall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Chair of the Trustees Ministry of First Baptist Church of South Inglewood, and that as such Chair of the Trustees Ministry, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said First Baptist Church of South Inglewood.

Witness my hand and official seal, this 12th day of December, 2025.

Commission Expires: 09/27/26

_____
Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Chair of the Deacons Ministry of First Baptist Church of south Inglewood, and that as such Chair of the Deacons Ministry, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said First Baptist Church of South Inglewood.

Witness my hand and official seal, this 12th day of December, 2025.

Commission Expires: 09/27/26

_____
Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, 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 12/12/25.

Date

Affiant Signature

12/17/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of December, 2025.

Notary's Signature

My Commission Expires: 9/27/26
Date

Notary's Seal (if on paper)

