Karen Johnson Davidson County
Batch# 1378648 DEEDWARR
02/10/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260210-0010032

WARRANTY DEED

BRANYAN TITLE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

W-EV-26-1235-1233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-14-26
(AFFIX SEAL)

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)
Evergreen Ventures LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**071-10-0-134.00 AND 071-10-0-135.00**
500 Westover Dr #31073		
(ADDRESS)	(ADDRESS)	
Sanford, NC 27330		
(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, **ZION MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVERGREEN VENTURES LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** 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 Lots Nos. 52 and 53 on the plan of J. B. Haynie's Cumberland Heights, as of record in Book 57, Page 170, Register's Office of Davidson County, Tennessee. Said Lots Nos. 52 and 53 adjoin and front together 100 feet on the easterly side of Alpine Street or Avenue, and extends back between parallel lines, Lot No. 53 along the southerly margin of Lula Avenue, 125 feet to an alley.

Being the same property conveyed to Zion Missionary Baptist Church by Warranty Deed from Bernard Gilchrist and wife, Mary Gilchrist dated March 21, 1966 and recorded April 11, 1966 in Book 4004, Page 621, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8370, page 746, Register's Office of Davidson County, Tennessee

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1233 and 1235 John L Copeland Blvd, Nashville, Tennessee 37207**.

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 4th DAY OF FEBRUARY, 2026.

Zion Missionary Baptist Church

BY: George Cook
George Cook
Trustee

BY: John T. Nixson
John Nixson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GEORGE COOK, 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 of ZION MISSIONARY BAPTIST CHURCH, 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.

Witness my hand and official seal, this the 4th of February, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN NIXSON, 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 of ZION MISSIONARY BAPTIST CHURCH, 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.

Witness my hand and official seal, this the 4th of February, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 2/4/26.

Date

Affiant Signature

2/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of February, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028