Karen Johnson Davidson County
Batch# 1424567 DEEDWARR
05/22/2026 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20260522-0046907

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 18th day of May, 2026. Carmen Coats Notary Public My commission expires: 11/5/26

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:
AWP Construction, LLC	New Owner(s)	082-08-0-066.00 082-08-0-441.00
516 Baxter Lane		
Nashville, TN 37220		

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, **TRUE VINE MISSIONARY BAPTIST CHURCH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AWP CONSTRUCTION, 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:

Parcel 1 *(Consisting of Lots 4 and 5)*

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, 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 the same property conveyed to Truevine Missionary Baptist Church, Willie L. Scott, Trustee; Lucile Shead, Trustee, Charlie Robertson, Trustee, and Minnie Owens, Trustee by Installment Deed from Harold Kornman, Trustee for Gayle Hollie Kornman of record in Book 4608, Page 335, Register's Office for Davidson County, Tennessee, dated June 3, 1972 and recorded on June 8, 1972.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Map of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, 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 the same property conveyed to Truevine Missionary Baptist Church by Quitclaim Deed from James F. Pinkerton, Montana Pinkerton, Fred Pinkerton, Robert T. Pinkerton,

Bertha Pinkerton, surviving spouse of Charles Pinkerton, deceased, Renee Daniels, Charles Pinkerton, Jr., Roderick Pinkerton, Terri Newsom, Kim Pinkerton and Bonnye Pinkerton, heirs at law of Charles Pinkerton, deceased, Clarence Bradley, surviving spouse of Minnie Bradley, Ida Belle Brown and June A. Beard, sole heirs at law of Laura L. Williams, deceased of record in Instrument No. 200003020020491 Register's Office for Davidson County, Tennessee, dated November 5, 1999 and recorded on March 2, 2000.

For further reference see Order of record in Book 4786, Page 868, Register's Office for Davidson County, Tennessee.

Parcel 2 *(Consisting of a portion of Lots 1 and 2 and all of Lot 3)*

Tract 1:
Land in Davidson County, Tennessee, being parts of Lot Nos. 2 and 3 on the Plan of Map of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly margin of North 9th Street, said point being 62.58 feet northerly from the north margin of Marina Street; thence westerly with a line 11.0 feet south of an parallel to the line between Lot Nos. 2 and 3, 90.0 feet to a point; thence northerly with a line parallel to North 9th Street 25.0 feet to a point; thence westerly with a line 14 feet north of and parallel to the line between Lot Nos. 2 and 3, 60.0 feet to the east margin of a 12 foot alley; thence with said margin, northerly 21.0 feet to a point; the southwest corner of Lot No. 4; thence with a line between Lot Nos. 3 and 4, easterly 150 feet to the west margin of North 9th Street; thence with said margin, southerly 46.0 feet to the point of beginning.

Being the same property conveyed to Truevine Missionary Baptist Church, Willie L. Scott, Trustee; Lucile Shead, Trustee, Charlie Robertson, Trustee, and Minnie Owens, Trustee by Installment Deed from Joe Kornman and wife, Ann G. Kornman of record in Book 4608, Page 337, Register's Office for Davidson County, Tennessee, dated June 3, 1972 and recorded on June 8, 1972.

Tract 2:
Land in Davidson County, Tennessee, being parts of Lot Nos. 1, 2 and 3 on the Plan of Map of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the northerly margin of Marina Street, said point being 90.0 feet westerly from the northwest intersection of said street and North 9th Street; thence with said margin westerly 60.0 feet to a point in the easterly margin of a 12 foot alley; thence with the margin of said alley northerly 85.1 feet to a point, said point being 14 feet north of the southwest corner of Lot No. 3; thence with a line parallel to the south side of Lot No. 3, easterly 60 feet to a point; thence southerly 86.8 feet to the point of beginning.

Being the same property conveyed to Truevine Missionary Baptist Church, Willie L. Scott, Trustee; Howard Love, Trustee; Phillip Sweatt, Trustee, and Harold Adams, Trustee by Installment Deed from Joe Kornman and wife, Ann G. Kornman of record in Book 4755, Page 622, Register's Office for Davidson County, Tennessee, dated October 23, 1972 and recorded on October 15, 1973.

As to Parcel 1 and Parcel 2, being the same property conveyed to Truevine Missionary Baptist Church by Quitclaim Deed from Truevine Missionary Baptist Church, for purposes of creating separate tax parcels, of record in Instrument No. 20260311-0019390, Register's Office for Davidson County, Tennessee, dated March 5, 2026 and recorded on March 11, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 404 & 406 North 9th 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 18TH DAY OF MAY, 2026.

TRUE VINE MISSIONARY BAPTIST CHURCH

By: James Lyons
Rev. James Lyons, President

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 Rev. James Lyons, 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 President of TRUE VINE MISSIONARY BAPTIST CHURCH, a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2026.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

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 May 18. 2026

Affiant Signature

22nd day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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