Karen Johnson Davidson County
Batch# 1467751 DEEDWARR
09/03/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260903-0081737

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$350,000.00**

Subscribed and sworn to before me this 31st day of August, 2026.

Notary Public **Affiant**

My Commission Expires: _____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Russell E. Freeman **721 Rachel Dr.** **Goodlettsville, TN 37072**	**Russell E. Freeman** **721 Rachel Dr.** **Goodlettsville, TN 37072**	**034-02-0-035.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bethlehem Missionary Baptist Church of Madison, a Tennessee Nonprofit Corporation**, the Grantor, has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Russell E. Freeman, an unmarried man,** the Grantee, the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, State of Tennessee, described according to a copy of a survey made by A. P. Connell, June 8, 1955, as follows:

Beginning at a point on the westerly margin of Cude Lane at the southeast corner of the Loyd B. Smith land, being approximately 1800 feet from Gallatin Pike; thence, with the Smith's southerly line, south 44 deg., 17' west 382.2 feet to a point in the north line of Lot 36 of Shepherd Hills Subdivision, Section II, not of record; thence, with the north line of said lot, north 66 deg. 44' east 382.5 feet to the westerly margin of Cude Lane; thence, with the margin of the same, northwestwardly, along a slight curve, 150 feet to the beginning, containing .657 acres, more or less, being triangular in shape.

Being the same property conveyed to BETHLEHEM MISSIONARY BAPTIST CHURCH OF MADISON, A TENNESSEE NONPROFIT CORPORATION, by Warranty Deed from JILES RITCHIE, of record in Instrument No. 20150804-0076852, dated July 30, 2015, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2026.

Bethlehem Missionary Baptist Church of Madison,
a Tennessee Nonprofit Corporation

By: _____
Fred Donaldson, President

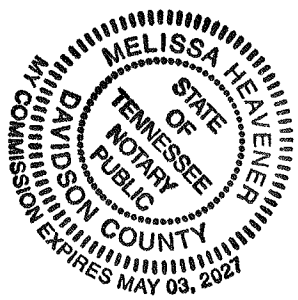
By: _____
Mary Ruth Saunders, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2026, before me, **Melissa Heavener**, personally appeared **Fred Donaldson, President** of Bethlehem Missionary Baptist Church of Madison and **Mary Ruth Saunders, Secretary** of Bethlehem Missionary Baptist Church of Madison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of August, 2026.

_____
Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 8/31/26 [DATE].

AFFIANT SIGNATURE

8/31/26
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 31 day of Aug, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

