This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Bill Garrett Davidson County
Batch# 12894 DEEDQC
10/12/2017 02:00:16 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20171012-0104769

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:
Zomi Penecostal Church
120 Fain St.
Nashville, TN 37210

SEND TAX BILLS TO:
Same

PARCEL ID NO:
MAP 093-16
PARCEL 303

FOR AND IN CONSIDERATION of $65,000.00 and other good and valuable consideration, **FAIRFIELD MISSIONARY BAPTIST CHURCH,** by these presents does hereby quitclaim and convey unto **ZOMI PENECOSTAL CHURCH** and its heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> BEING Lot No. 21 of Block "B" on the Plan of the Hermitage Addition of Nashville, as of record in Book 57, Page 42 and 43, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 21 fronts 50 feet on the northerly side of Fain Street, formerly Hermitage Avenue, and runs back between parallel lines 160 feet to an alley.
>
> BEING the same property conveyed to Fairfield Missionary Baptist Church by Warranty Deed from Kenneth R. Edmondson and wife, Dorothy Edmondson, of record in Instrument No. 20050923-0114501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This is improved property known as 122 Fain Street, Nashville, Davidson County, Tennessee 37210.

Witness our hands this 6th day of October, 2017.

FAIRFIELD MISSIONARY BAPTIST CHURCH

By: _____

Title: 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 bargainer, Howard Jones, who is the _____ of the bargainer, **FAIRFIELD MISSIONARY BAPTIST CHURCH,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2017.

RUTHERFORD COUNTY JEFFREY STEBBINS STATE OF TENNESSEE NOTARY PUBLIC

_____
NOTARY PUBLIC

Seal

My Commission Expires: 8-22-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $65,000.00.

_____
AFFIANT

Sworn to and subscribed before me this 6th day of October, 2017.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 65000.00
_____, **Affiant**
Subscribed and sworn before me this the
12th **Day of** Oct, **20**17.
_____, **Deputy Register**

NOTARY PUBLIC

My Commission expires: 8-22-2021

JEFFREY STEBBINS RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC Seal

AGENCY DISCLOSURE

As evidenced by the signatures of the parties below, they acknowledge that Attorney Dominic J. Leonardo is representing Fairfield Missionary Baptist Church as it relates to the sale of the property located at 122 Fain Street. Pastor Dal Mang acknowledges Attorney Leonardo's representation of Fairfield Missionary Baptist Church in this transaction. Pastor Mang further acknowledges that Attorney Leonardo suggested the parties could do a Warranty Deed in lieu of a Quit Claim Deed and has chosen the Quit Claim Deed after full discussion with Attorney Leonardo. The Purchaser acknowledges that he had the right to procure their own representation and has chosen to proceed pro se. All parties acknowledge that there was not a title search performed on this property and the Purchaser, Zomi Penecostal Church, has declined to purchase title insurance. Furthermore, the parties agree to fully cooperate and participate in the execution of any additional instruments that may be needed to complete this transfer. Attorney Leonardo has not provided tax advice in any way to either Buyer or Seller and has encouraged them to seek any such advice from an accountant.

FAIRFIELD MISSIONARY BAPTIST CHURCH

By: _____

Title: Pastor

ZOMI PENECOSTAL CHURCH

By: _____

Title: Board Chair man