Bill Garrett Davidson County
Batch# 43056 DEEDQC
01/02/2018 09:11:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180102-0000073

THIS INSTRUMENT PREPARED BY:

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MYRA W MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2018

STATE OF TENNESSEE)
COUNTY OF TENNESSEE)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

C Allen Odom First Baptist Church
AFFIANT

Subscribed and sworn to before me this 27th **day of December, 2017.**

Myra W. Mathis
Notary Public

My Commission Expires: May 8, 2018

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
First Baptist Church 108 7th Avenue South Nashville, Tennessee 37203	-SAME-	061 02 0 143.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the Tennessee Baptist Foundation, Executor of the Estate of Juanita Holt, deceased (the "decedent"), who died on July 27, 2017, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on November 9, 2017, and recorded under Docket No. 17P-1923 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto First Baptist Church,

Seventh and Broadway, Nashville, Tennessee, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of December, 2017.

Tennessee Baptist Foundation, Executor

By: _____
Christopher L. Kelly,
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Christopher L. Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of Tennessee Baptist Foundation, the within named bargainor, a corporation, and that he, as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such Executive Vice President.

WITNESS my hand and seal, at office, this 8th day of December, 2017.

My Commission Expires: 7-2-18

_____
Notary Public

BONNIE B. SMEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land lying in Davidson, Tennessee, more particularly described as follows:

Being Lot No. 118 on the Map of Section Two, Gra-Mar Acres, of record in Book 2133, page 74, Register's Office for Davidson County, and described as follows:

Beginning at a point in the westerly margin of Saunders Avenue at the common corner of Lots 117 and 118; thence northerly with said Avenue 126.75 feet to a concrete monument; thence with a curve in a northwesterly direction 29.43 feet to a concrete monument in the south margin of Joyce Lane; thence westerly with said Lane 170 feet to a concrete monument; thence southerly 190 feet to a concrete monument at the corner of Lots 118 and 117; thence easterly with the line between said lots 215.16 feet to the point of beginning.

Being the same property conveyed to Carol L. McCoy, Trustee for Ola Juanita Holt, by deed from Nelson W. Holt, Jr., and being further conveyed to Ola Juanita Holt by the same deed from Carol L. McCoy, Trustee, of record in Book 5295, page 982, Register's Office for Davidson, Tennessee.

Ola Juanita Holt and Juanita Holt are one and the same person.

Juanita Holt subsequently died on July 27, 2017 and devised the subject property to First Baptist Church, Seventh and Broadway, Nashville, Tennessee, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on November 9, 2017 under Docket No. 17P-1923.

The above described property is conveyed subject to restrictive covenants of record in Book 2202, page 222, said Register's Office.

This is improved property known as 4429 Saunders Avenue, Nashville, Tennessee 37216.