Karen Johnson Davidson County
Batch# 267184 DEEDQC
08/06/2019 08:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190806-0077732

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **McKenzie Laird Ottinger Leach, PLLC** **3838 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2019 Notary Public My Commission Expires: Sept. 06, 2022

BRANDI NORRED MAJORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Woodmont Christian Church **3601 Hillsboro Pike** **Nashville, Tennessee 37215**	**New Owner**	117-11-0001.00 117-11-0002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Quitclaim Deed of Consolidation, is made and entered into by and between WOODMONT CHRISTIAN CHURCH, a Tennessee not-for-profit corporation as Grantor, hereunder to itself as Grantee hereunder, for the purpose of consolidating certain tracts as described herein.

WITNESSETH:

For the sole purpose of consolidating certain tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby quitclaim, transfer and convey unto itself as Grantee, those certain tracts of real property situated in Davidson County, Tennessee described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Parcel" on Exhibit B (the "Property"). The Property is subject to all applicable easements and restrictions, recorded and unrecorded.

This is improved Property known as **3601 and 3605 Hillsboro Pike, Nashville, Davidson County, Tennessee 37215**.

Grantor further covenants for itself alone that Grantor is lawfully seized of the estate hereby conveyed by it, has full right and power to convey the same.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed of Consolidation to be effective for all purposes as of the 5th day of August, 2019.

WOODMONT CHRISTIAN CHURCH,
a Tennessee not-for-profit corporation

By: _____
Luther Anderson Galyon IV, Chair-Elect

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, LUTHER ANDERSON GALYON IV, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chair-Elect of **WOODMONT CHRISTIAN CHURCH**, the within named bargainor, a Tennessee not-for-profit corporation, and that he as such Chair-Elect, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chair-Elect.

Witness my hand, at office, this 5th day of August, 2019.

NORRED MAIORINO BRANDI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-06-2022

_____
Notary Public

My Commission Expires: Sept. 06, 2022

EXHIBIT A

Unconsolidated Description

LOT 1:

This is a lot of parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of Sam'l Watkins Farm Lands, as of record in Book 57, page 16 Register's Office of said County and further described as:

Beginning at the southwest corner of Woodmont Avenue and Hillsboro Pike, thence north 87° 15 minutes west along the southerly margin of Woodmont Avenue 300 feet to a point; thence south 2 ° 45 minutes west parallel with the westerly margin of Hillsboro Pike 435.6 feet to a point; thence south 87° 15 minutes east parallel to the southerly margin of Woodmont Avenue 300 feet to a point in the westerly margin of Hillsboro Pike; thence north 2° 45 minutes east along the westerly margin of Hillsboro Pike 435.6 feet to the point of beginning.

Being the same property conveyed to WOODMONT CHRISTIAN CHURCH, a Tennessee not-for-profit corporation, by Quitclaim Deed recorded on November 30, 2001, from Woodmont Christian Church as corporate successor to C.L. Liggett, W.C. Sensing and S. Gilbert Marshall, Trustees of Woodmont Christian Church, in Instrument No. 20011130-0131884 in the Register's Office of Davidson County, Tennessee.

LOT 2:

Being the northerly 50 feet of Lot No. 1 of Block "A" on the Plan of G.A. Puryear's Subdivision, called Woodmont, as of record in Book 843, page 62, Register's Office for Davidson County, and part of Lot No. 3 on the Plan of Samuel Watkins Farm Lands, as of record in Book 57, page 16, said Register's Office, and described according to a survey made by George W. Watkins, Surveyor, in February 1949, as follows:

Beginning on the westerly margin of Hillsboro Road at the northeast corner of part of said Lot 1 conveyed to the Trustees of the Calvary Methodist Church by deed from Third National Bank, Trustee, et al., of record in Book 1246, page 278, said Register's Office; thence with the Church's north line south 87° west 385 feet to an iron pin in their northwest corner; thence North 3° 15' East 425 feet; thence south 87° east 388.7 feet to the westerly margin of Hillsboro Road, said point being 581 feet south of the southerly margin of Woodmont Boulevard; thence with the westerly margin of said road south 2° 45' west 425 feet more or less, to the northeast corner of Calvary Methodist Church property, the point of beginning.

Being the same property conveyed to WOODMONT CHRISTIAN CHURCH, a Tennessee not-for-profit corporation, by Quitclaim Deed recorded November 30, 2001, from Woodmont Christian Church, as corporate successor to Wilbur C. Sensing, T. Bruce Weaver and William F. Carpenter, Trustees of Woodmont Christian Church, in Instrument No. 20011130-0131885 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Consolidated Description

LOTS 1 AND 2

Being a tract of land lying in the 25th Council District of Davidson County, Nashville, Tennessee, and being two unnumbered lots, a portion of Lot 1, and a "5' Strip," Block "A" of Woodmont as recorded in Plat Book 843, Page 62, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western Right of Way (ROW) of Hillsboro Pike, bounded on the south by a portion of said Lot 1 and a "5' Strip," being Calvary Methodist Church as recorded in Book 3069, Page 81, RODC, bounded on the west by Lot 9 and a "5' Strip," Block "B," of said Woodmont, being Thompson B. Patterson, Jr. as recorded in Book 10261, Page 843, by Lots 7 and 8, Block "B," of said Woodmont, being Isaac Donald Everly as recorded in Book 8001, Page 311, RODC, by Lot 1 of J.H. DeWitt Property as recorded in Plat Book 6900, Page 66, RODC, being John B. Allyn and Cary DeWitt as recorded in Instrument Number 200510070121014, RODC, by Lot 2 of said J.H. DeWitt Property, being Robert J. and Kim H. Looney as recorded in Instrument Number 200910200096864, RODC, and by Block "C" of Woodmont Estates as recorded in Plat Book 974, Page 29, RODC, being Woodmont Christian Church as recorded in Book 7791, Page 778, RODC, and being bounded on the north by the southern ROW of Woodmont Boulevard. Said tract being more particularly described as follows:

POINT OF BEGINNING, being a point lying on the southwest ROW intersection of said Hillsboro Pike and Woodmont Avenue; thence along said western ROW of Hillsboro Pike southwest ±978 feet to a point; then along the common line of said Calvary Methodist Church northwest ±381 feet to a point; thence along the common line of said Patterson, Everly, and Allyn and DeWitt northeast ±424 feet; thence along the common line of said Allyn and DeWitt southeast ±101 feet; thence along the common line of said Allyn and Dewitt, Looney and Woodmont Christian Church northeast ±580 feet; thence along said southern ROW of Woodmont Boulevard with the following: southeast ±260; thence along a curve to the right ±47 feet to the point of beginning.

Land Description prepared by L. Brandon Lambert, TN RLS 2828, S&ME, Inc., 1935 21st Avenue S., Nashville, Tennessee 37212. Source of bearings and distances per survey prepared by S&ME, Inc. dated August 2, 2019.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: May 3, 2021

