This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
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Nashville, Tennessee 37217
(615) 885-0223

Karen Johnson Davidson County
Batch# 374356 DEEDQC
03/18/2020 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200318-0030027

SEND TAX BILL TO NEW OWNER:
Tusculum Hills Baptist Church, a Tennessee Nonprofit Corporation
4930 Nolensville Pike
Nashville, TN 37211

MAP 14716005100

QUITCLAIM DEED AND RELEASE

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Executive Board of Tennessee Baptist Convention**, having amended their charter on January 1, 2017, and are now known as **Tennessee Baptist Mission Board**, hereinafter called the "Grantor", bargained and sold, and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **Tusculum Hills Baptist Church, a Tennessee Nonprofit Corporation**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hickerson-Miller, Surveyor, September 27, 1956, as follows:

Beginning at a concrete monument in the East margin of Nolensville Road at the Northwest corner of Lot No. 1 on the Plan of Tusculum Fields Subdivision of record in Plat Book 2330, Page 16, said point likewise being 237 feet North of another concrete monument set in the East margin of Nolensville Pike near the entrance of Strasser Drive; thence with the margin of Nolensville Pike, North 9 deg. 22' West 370 feet to a stake, in the South line of the land conveyed to Howard Harris by deeds of record in Book 1518, Page 167 and in Book 2338, Page 105, Register's Office for said County; thence along Harris' South line along a fence South 88 deg. East 440 feet to a stake at a corner post in the West line of Tusculum Fields Subdivision of record in Book 2330, Page 16, said Register's Office; thence along fence line along the West line of said subdivision South 0 deg. 08' West 315 feet to a concrete monument at the corner of Lots Nos. 33 and 35 of said Subdivision; thence with the North line of Lots Nos. 31, 32, 33, and 1, South 84 deg. 14' West 386.4 feet to the point of beginning, containing 3.2 acres more or less, excluding however, two small tracts conveyed to Davidson County, by deed from Joseph H. Strasser, of record in Book 1541, Page 10, the first being a tract 6 x 10 feet fronting 10 feet on Nolensville Pike at the Southwest corner of the land herein described and the other being a small octagonal tract of land located on the South boundary of the land herein described at the approximate center of the South boundary line together with the right of Ingress and Egress from Tract No. 1 herein described along the South boundary line of the herein described property to Tract II herein excluded.

There is to be excepted two small tracts of land that were conveyed to Davidson County, Tennessee by deed of record in Book 1541, Page 10, both of said tracts being more accurately shown on the Plan by Hickerson-Miller, Surveyor, dated September 27, 1956. There is likewise to be excluded the right of ingress to said tracts.

Being part of the same property conveyed to Tusculum Hills Baptist Church by Quitclaim Deed from Tusculum Hills Baptist Church, recorded on the 16th day of September, 2010 in Instrument No. 20100916-0073649, in the Register's Office of Davidson County, Tennessee.

Included in this Quitclaim Deed and Release, but not limited to, is a Quitclaim and Release of the following:"...and in the event the entire membership of said Tusculum Hills Baptist Church should fail or refuse to follow or should renounce the doctrines, faith or practices or members of Baptist churches co-operating with said Association and Conventions, the Judson Memorial Baptist Church, the Executive Board of the Tennessee Baptist Convention and the Nashville Baptist Association or their successors, as their interests may appear, in a separate agreement entered into between Judson Church, said Executive Board and the Nashville Baptist Association, dated March 1956, are authorized to take possession of said property, to direct the use of same and to execute appropriate instruments of conveyance, either for use, sale or mortgage of same, and the entire title to said property shall revert to the Judson Memorial Baptist Church, Executive Board of Tennessee Baptist Convention and Nashville Baptist Association, as their interests may appear in said agreement above referred to; provided that any encumbrances against said property at the time shall be assumed and provided for said Church, Board and Association.

The forgoing provisions are contained in a contract between the Executive Board of Tennessee Baptist Convention, the Nashville Baptist Association and the Judson Memorial Baptist Church, dated March 1956, governing the purchase and use of said property. If and when the vendee should borrow money for construction purposes, the Judson Memorial Baptist Church is authorized to execute any required waiver in favor of a bank or lending agency making a loan on said property, provided that the loan or note shall specify that the loan is for the construction, repair or general improvement of said property, and if and when said loan is paid, said waiver shall be of no further force or effect."

Said reverter language being of record in Deed Book 2805, page 623, Register's Office for Davidson County Tennessee .

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is improved property known as 4930 Nolensville Pike, Nashville, Tennessee 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from

an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this the 2 day of ~~February~~ MARCH, 2020.

Tennessee Baptist Mission Board (formerly known as Executive Board of Tennessee Baptist Convention)

By Randy C. Davis

its President / Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Randy C. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she as President / Executive Dir. of **Tennessee Baptist Mission Board**, executed the within Instrument, with the authority to do so, for the purposes therein contained.

WITNESS my hand and official seal this 2 day of ~~February~~ MARCH, 2020.

Diana R. Chavers
NOTARY PUBLIC
MyCommissionExpires: 6-5-2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Shelia Darden
AFFIANT

Subscribed and sworn to before me on this 2 day of ~~February~~ MARCH, 2020.

Diana R. Chavers
NOTARY PUBLIC
My Commission Expires: 6-5-2023

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 16 day of March 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021