Karen Johnson Davidson County
Batch# 410935 DEEDQC
06/05/2020 11:01:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200605-0058010

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
c/o Nashville Life Christian Church 101 Creekside Crossing, Suite 1700-328 Brentwood, TN 37027 Attn: Alvin Love	Same	Map/Parcel 11909000700 Map/Parcel 11909000800 Map/Parcel 11909000900 Map/Parcel 11909001000 Map/Parcel 11909001100 Map/Parcel 11909001200 Map/Parcel 11909001300 Map/Parcel 11909005200

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2635NP, LLC**, a Tennessee limited liability company, **410CS, LLC**, a Tennessee limited liability company and **2702GV, LLC**, a Tennessee limited liability company (collectively, the "Grantor"), hereby quitclaims and conveys, to **NASHVILLE LIFE CHRISTIAN CHURCH, INC.**, a Tennessee non-profit corporation and its successors and assigns, a fifty-six and one-half percent (56.5%) undivided interest and to **TRINITY BROADCASTING OF TEXAS, INC.**, a Texas corporation and its successors and assigns, a forty-three and one-half percent (43.5%) undivided interest, as tenants in common (collectively, the "Grantee"), in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property"), together with all rights and all appurtenances rights-of-way, easements, development rights, hereditaments, and water and mineral rights appertaining to or otherwise benefitting or used in connection with the Property and all buildings, improvements, structures and fixtures now constructed and completed or under construction on the real property and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the real property.

This is improved property known as 2635 Nolensville Pike, 2637 Nolensville Pike, 2639 Nolensville Pike, 410 Central Avenue, 2640 Grandview Avenue, 2634 Grandview Avenue, 2636 Grandview Avenue and 2702 Grandview Avenue, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE WITHOUT ANY WARRANTY WHATSOEVER, OF ANY NATURE OR DESCRIPTION, EXPRESS OR IMPLIED, AND IS EXPRESSLY SUBJECT TO ALL LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE SAID PROPERTY.

[Signatures begin on the following page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of May, 2020.

2635NP, LLC, a Tennessee limited liability company

By: _____
Name: Roy Dano
Title: President

By: _____
Name: Joseph J. Kovalick, II
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Roy Dano**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **2635NP, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joseph J. Kovalick, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **2635NP, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of May, 2020.

410CS, LLC, a Tennessee limited liability company

By: _____
Name: Roy Dano
Title: President

By: _____
Name: Joseph J. Kovalick, II
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Roy Dano**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **410CS, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joseph J. Kovalick, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **410CS, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of May, 2020.

2702GV, LLC, a Tennessee limited liability company

By: _____
Name: Roy Dano
Title: President

By: _____
Name: Joseph J. Kovalick, II
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Roy Dano**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **2702GV, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joseph J. Kovalick, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **2702GV, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)

COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Sworn to and subscribed before me this 27th day of May, 2020.

Notary Public

My Commission Expires:

1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1: (2635, 2637 AND 2639 NOLENSVILLE PIKE)

A TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A MAGNETIC NAIL SET IN THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE ALSO BEING THE SOUTHWESTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE LEAVING SAID RIGHT-OF-WAY OF CENTRAL AVENUE WITH THE EASTERN MARGIN OF METRO ALLEY #1851 N21°22'57"W 149.52' TO AN IRON PIN FOUND;
THENCE LEAVING SAID ALLEY RIGHT-OF-WAY N67°59'42"E 160.37' TO AN IRON PIN FOUND IN THE WESTERLY MARGIN OF NOLENSVILLE PIKE;
THENCE WITH THE WESTERLY MARGIN OF NOLENSVILLE PIKE S21°21'52"E 148.93' TO A MAGNETIC NAIL SET;
THENCE LEAVING NOLENSVILLE PIKE AND COMMENCING WITH THE SOUTHERLY MARGIN OF CENTRAL AVENUE S67°46'57"W 160.33' TO THE POINT OF BEGINNING.
CONTAINING 23,926.34 SF 0.55 ACRES MORE OR LESS.

Being the same property conveyed to 2635NP, LLC, by Quitclaim Deed of record in Instrument No. 20180321-0026324, Register's Office for Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018.

TRACT 2: (2702 GRANDVIEW AVE.)

A TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A MAGNETIC NAIL FOUND IN THE SOUTHERLY MARGIN OF CENTRAL AVENUE AND THE EASTERLY MARGIN OF GRANDVIEW AVENUE ALSO BEING THE NORTHWESTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE LEAVING GRANDVIEW AVENUE RIGHT-OF-WAY WITH THE SAID MARGIN OF CENTRAL AVENUE N67°46'57"E 152.54' TO A MAGNETIC NAIL SET IN THE WESTERLY MARGIN OF METRO ALLEY #1851;
THENCE WITH SAID MARGIN OF METRO ALLEY #1851 S21°36'10"E 99.87' TO AN IRON PIN FOUND;
THENCE LEAVING SAID MARGIN OF METRO ALLEY #1851 S67°59'02"W 150.62' TO AN IRON PIN FOUND IN THE EASTERLY MARGIN OF GRANDVIEW AVENUE;
THENCE WITH SAID MARGIN OF GRANDVIEW AVENUE N22°42'44"W 99.34' TO THE POINT OF BEGINNING.
CONTAINING 15,096.81 SF 0.35 ACRES MORE OR LESS.

Being the same property conveyed to 2702GV, LLC, by Quitclaim Deed of record in Instrument No. 20180321-0026325, Register's Office for Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018.

TRACT 3: (2634, 2636, 2640 AND 2642 GRANDVIEW AVE. A/K/A 410 CENTRAL PIKE)

A TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A MAGNETIC NAIL FOUND IN THE NORTHERLY MARGIN OF CENTRAL AVENUE AND THE EASTERLY MARGIN OF GRANDVIEW AVENUE ALSO BEING THE SOUTHWESTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE LEAVING CENTRAL AVENUE RIGHT-OF-WAY WITH THE SAID MARGIN OF GRANDVIEW AVENUE N20°37'09"W 201.42' TO A MAGNETIC NAIL FOUND;
THENCE LEAVING GRANDVIEW AVENUE RIGHT-OF-WAY N68°31'07"E 149.35' TO AN IRON PIN SET IN THE WESTERLY MARGIN OF METRO ALLEY #1851;

THENCE WITH SAID MARGIN OF METRO ALLEY #1851 S21°22'57"E 199.45' TO AN IRON PIN FOUND IN THE NORTHERLY MARGIN OF CENTRAL AVENUE;
THENCE WITH SAID MARGIN OF CENTRAL AVENUE S67°46'57"W 152.05' TO THE POINT OF BEGINNING.
CONTAINING 30,200.98 SF OR 0.69 ACRES MORE OR LESS.

Being the same property conveyed to 410CS, LLC, by Quitclaim Deed of record in Instrument No. 20180321-0026326, Register's Office for Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018.

28253891.2

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY