Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7514

Karen Johnson Davidson County
Batch# 430317 DEEDWARR
07/06/2020 08:27:30 AM 7 pgs
Fees: $38.00 Taxes: $1,110.00
20200706-0072130

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-22

Subscribed and sworn to before me, this the 30th day of June, 2020.

Notary Public
My Commission Expires: 5-2-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eastern Sun Investment, LLC 3549 Fair Meadows Drive Nashville, TN 37218	New Owner	10602001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ebeneezer A.M.E. Church AKA Ebenezer A.M.E. Church NKA Kairos-Ebenezer African Methodist Episcopal Church** (See Exhibits A and B documenting the merger of Ebenezer A.M.E. and Kairos Community A.M.E. churches), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eastern Sun Investment, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT # 1:
A TRACT OF LAND IN THE 3RD, FORMERLY THE 15TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE OLD JESSE W. GARTH TRACT, AS FOLLOWS:

BEGINNING IN THE CENTER OF ELM HILL ROAD AT NORTHEAST CORNER OF PROPERTY CONVEYED TO ALPHA KNIGHT LODGE NO. 1 AS OF RECORD IN BOOK 142, PAGE 414; THENCE WITH THE CENTER LINE OF SAID ROAD SOUTH 86 DEGREES 45 MINUTES EAST 134.5 FEET TO THE NORTHWEST CORNER OF MT. ZANE SCHOOL PROPERTY, OF RECORD IN BOOK 626, PAGE 678; WITH THE SCHOOL'S WEST LINE SOUTH 19 DEGREES 05 MINUTES WEST 76 FEET TO AN IRON PIN; THENCE SOUTH 84 DEGREES 45 MINUTES WEST 134 FEET TO AN IRON PIN IN EAST LINE OF ALPHA KNIGHT LODGE NO. 1; THENCE WITH THEIR EAST LINE NORTH 2 DEGREES 45 MINUTES EAST 90 FEET TO A POINT OF BEGINNING.

Being the same property conveyed to Robert L. Couch, Lloyd McFarland, Edward Gleaves, Sr., Edward Gleaves, Jr., Allene Couch, Julia Jackson, Blanche Keeling, Mabry McAdoo and Bessie Jones, as Trustees of Ebeneezer A.M.E. (African Methodist Episcopal Church) by Warranty deed from Jas. E. Covington of record in Book 2694, page 395, Register's Office for Davidson County, Tennessee, dated August 21, 1957 and recorded on August 22, 1957.

TRACT # 2:

A CERTAIN TRACT OF LAND IN THE THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 93 OF A PROPOSED SUBDIVISION OF THE GARTH PROPERTY NOT OF RECORD; BEGINNING AT AN IRON PIN IN THE NORTHEAST CORNER OF THE ISSAC HAYES LOT AND RUNNING SOUTHWARDLY 118 FT. N 2 DEG. 45' E TO AN IRON PIN; THENCE EASTWARDLY 72.3 FEET N 88 DEG. 10' W TO AN IRON PIN; THENCE NORTHWARDLY 140 FT. S 19 DEG. 5' W TO AN IRON PIN; THENCE WESTWARDLY 114 FT. N 84 DEG. 45'E TO THE POINT OF BEGINNING AS SHOWN IN A SURVEY

MADE JULY 23, 1953 BY GEORGE W WATKINS, SURVEYOR.

Being the same property conveyed to Ebenezer A.M.A. Church by Warranty deed from Third National Bank of record in Book 2296, page 602, Register's Office for Davidson County, Tennessee, dated August 18th, 1954 and recorded on August 30, 1954.

This is improved property located at: **1109 Elm Hill Pike, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

GRANTOR:

Ebeneezer AME Church

By: _____
Barbara D. James, Vice Chair, Trustee

By: _____
Josephine Jackson, Trustee

By: _____
Robert Houston, Trustee

By: _____
Derrick Davis, Trustee

By: _____
Eulice Handy, Trustee

By: _____
Willie Eggleton, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara D. James, Josephine Jackson, Robert Houston, Derrick Davis, Eulice Handy and Willie Eggleton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Vice Chair, Trustee of Ebeneezer AME Church, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission expires: 5/2/22

202007060072130

Ebenezer African Methodist Episcopal Church
1107 Elm Hill Pike
Nashville, Tennessee37210

EXHIBIT A

RESOLUTION TO MERGE EBENEZER AFRICAN METHODIST EPISCOPAL CHURCH WITH KAIROS COMMUNITY AFRICAN METHODIST EPISCOPAL CHURCH

The officers of Ebenezer African Methodist Episcopal Church met with the officers of Kairos Community African Methodist Episcopal Church and the Reverend Garrett J. Copeland, Pastor of both churches, and discussed the potential for merging the two congregations. Agreeing that this was the best possible opportunity for both congregations, the officers and Pastor of said congregations presented the information to the membership of both churches.

WHEREAS, the members of Ebenezer African Methodist Episcopal Church have had combined worship services with Kairos Community African Methodist Episcopal Church since February 2019; and

WHEREAS, the members of Ebenezer African Methodist Episcopal Church held a Church Conference on Sunday, May 12, 2019 with ten members present who voted to proceed in a merger with Kairos Community African Methodist Episcopal Church; and

WHEREAS, Kairos Community African Methodist Episcopal Church has assisted Ebenezer African Methodist Episcopal Church in paying Episcopal District, District and Conference assessments for the 2018-2019 Conference Year;

THEREFORE BE IT RESOLVED, that it is the desire of the leaders and members of Ebenezer African Methodist Episcopal Church that the building at 1107 Elm Hill Pike be sold, and Ebenezer African Methodist Episcopal Church and Kairos Community African Methodist Episcopal Church be merged and renamed Kairos-Ebenezer African Methodist Episcopal Church; and that this decision be presented at the 152nd Session of the Tennessee Annual Conference along with a copy of the minutes and attendance sheet from the Church Conference; and

BE IT FURTHER RESOLVED, it is the desire of the membership that the funds from the sale of Ebenezer African Methodist Episcopal Church be used to assist in repaying Kairos Community African Methodist Episcopal Church's mortgage debt; and

BE IT FURTHER RESOLVED, that a copy of this resolution be attached to the Minutes of the Quarterly Conference held on September 1, 2019, and a copy placed in the records of Ebenezer African Methodist Episcopal Church and Kairos Community African Methodist Episcopal Church, and a copy sent to the Tennessee Annual Conference Trustees.

Garrett Copeland

Rev. Garrett J. Copeland, Pastor

202007060072130

Ebenezer African Methodist Episcopal Church
1107 Elm Hill Pike
Nashville, Tennessee37210

RESOLUTION TO MERGE EBENEZER AFRICAN METHODIST EPISCOPAL CHURCH WITH KAIROS COMMUNITY AFRICAN METHODIST EPISCOPAL CHURCH (continued)

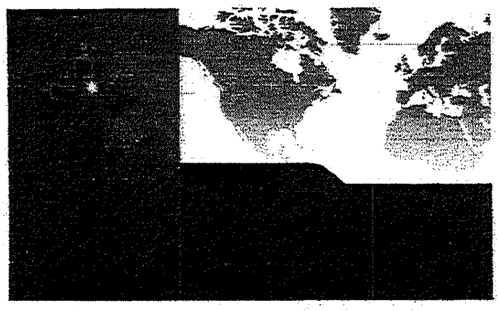
Trustees Josephine Jackson
LaTravis McFarland
Velma Smith

Stewards Chemise L Shelton
ARNitta L. Shelton
Regina Monique Burton

Members Luther M Burton Jr
James L Shelton
J. Jenkins
Rev Wanda Hayslett

September 21 2019

202007060072130



Kairos Community African Methodist Episcopal Church
413 Veritas Street
Nashville, Tennessee37211
(615) 332-3320

EXHIBIT B

RESOLUTION TO MERGE KAIROS COMMUNITY AFRICAN METHODIST EPISCOPAL CHURCH WITH EBENEZER AFRICAN METHODIST EPISCOPAL CHURCH

The officers of Kairos Community African Methodist Episcopal Church met with the officers of Ebenezer African Methodist Episcopal Church and the Reverend Garrett J. Copeland, pastor of both churches, and discussed the potential for merging the two congregations. Agreeing that this was the best possible opportunity for both congregations, the officers and pastor of both congregations presented the information to the membership of both churches.

WHEREAS, the members of Kairos Community African Methodist Episcopal Church have had combined worship services with Ebenezer African Methodist Episcopal Church since February 2019; and

WHEREAS, the members of Kairos Community African Methodist Episcopal Church held a Church Conference on Sunday, May 19, 2019 with twenty-six members present who voted to proceed in a merger with Ebenezer African Methodist Episcopal Church; and

WHEREAS, Kairos Community African Methodist Episcopal Church has assisted Ebenezer African Methodist Episcopal Church in paying Episcopal District, District and Conference assessments for the 2018-2019 Conference Year;

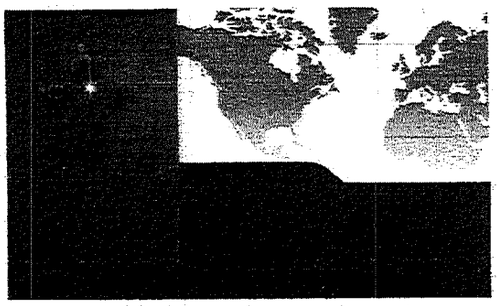
THEREFORE BE IT RESOLVED, that it is the desire of the leaders and members of Kairos Community African Methodist Episcopal Church that Ebenezer African Methodist Episcopal Church ceases to exist as a separate congregation and merge with Kairos Community African Methodist Episcopal Church, and the joint churches be renamed Kairos-Ebenezer African Methodist Episcopal Church, and that this decision be presented at the 152nd Session of the Tennessee Annual Conference along with a copy of the minutes and attendance sheet from the Church Conference; and

BE IT FURTHER RESOLVED, that a copy of this resolution be attached to the Minutes of the Quarterly Conference held on September 1, 2019 and a copy be sent to the Tennessee Annual Conference Trustees.

Garrett Copeland

Rev. Garrett J. Copeland, Pastor

202007060072130



Kairos Community African Methodist Episcopal Church
413 Veritas Street
Nashville, Tennessee37211
(615) 332-3320

RESOLUTION TO MERGE KAIROS COMMUNITY AFRICAN METHODIST EPISCOPAL CHURCH WITH EBENEZER AFRICAN METHODIST EPISCOPAL CHURCH (continued)

Willie Eggleton
Erika Handy
Derrick Ward

Trustees

Alejenda Ward
Debra Eggleton

Stewards

September 1 2019

202007060072130

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

