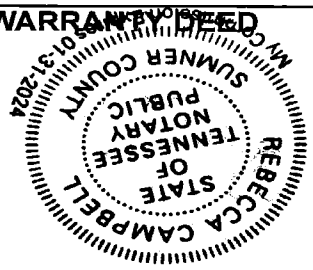
Karen Johnson Davidson County
Batch# 538616 DEEDWARR
12/21/2020 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20201221-0150785

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
South Nashville KC Club, Inc.		084-04-0-056.00
(NAME)	(NAME)	
P.O. Box 140382	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trustees of the Family Worship Center**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **South Nashville KC Club, Inc., a Tennessee Corporation**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being in the Third Civil District of Davidson County, Tennessee, and is located at the southwest corner of Section 3 of the McGavock Heights Subdivision owned and developed by Herbert L. Helms of record in Book 2330, Page 102, and is part of that property designated thereon as "reserve for future development" and being more particularly described as follows:

TRACT I:

Beginning at a point on the easterly side of McGavock Pike right-of-way, the said point being 393.5 feet north of the southwest corner of the property conveyed to Helen Roberts Gayden, by deed from A. H. Roberts, Jr., of record in Book 174, Page 137, Register's Office for said county, and being also the northwest corner of the property sold to Carl J. Singer and wife by deed from Helen Roberts Gayden, thence with Singer's north line south 80° 54' east 359.4 feet to an iron pin, said point being the southwest corner of Lot 6 McGavock Heights Subdivision, Section 3, as recorded in Book 2330, Page 102; thence north 11° 50' east, 157.3 feet to an iron pin, said point being the northwest corner of Lot 6; thence north 7° 18' west, 114.6 feet to an iron pin, thence north 78° 18' west, 156.25 feet to an iron pin; thence north 0° 21' east 30 feet to an iron pin, said point being the southeast corner of the Ralph L. Murray property; thence along the Murray-Helms line south 78° 18' west 160 feet to an iron pin; thence south 11° 42' west, 300.5 feet to the point of beginning. Description is same as previous deed.

TRACT II:

Being part of a tract of land that was listed as "Reserved for future development" on the map of McGavock Heights, Section 3 of the 3rd Civil District of Davidson County, Tennessee, as recorded November 27, 1956, in Book 2330, Page 102, Register's Office for Davidson County, Tennessee, and described according to a survey by

Braden Dwight Hinson, Registered Engineer, dated February 22, 1972, and described as follows to wit:

Beginning at a concrete monument on the southerly right-of-way of Joya Drive, said monument being the northwest corner of Lot # 4 and said monument being 300 feet from the beginning of the radius into McGavock Pike and 257 feet from the beginning of the radius into Crest Dale Drive; thence from said monument South 11° 42' West 135 feet to a concrete monument, said monument being at the southwest corner of Lot # 4; thence 7° 18' East 36.6 feet to an iron pin; thence North 78° 18' West 156.2 feet to an iron pin; thence North 0° 21' East 30 feet to an iron pin, said pin being at the southeast corner of a lot conveyed to Murrey thence along the Murrey and Helms line North 11° 42' East 140 feet to an iron pin in the southerly right of way of Joya Drive, thence along the southerly right of way of Joya Drive South 78° 18' East 150 feet to the point of beginning.

Being the same property conveyed to Jack Kirby, Laurel Gammon and Kenney Gammon, Trustees of the Family Worship Center by Warranty Deed filed 06/11/2004 from Eddie Turner, Glenn Burks and Terry Bailey, Trustees of The First Assembly of God f/k/a Calvary Assembly of God Church of record in Instrument 20040611006960O, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3129 Mcgavock Pike and 2505 Joya Drive Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 18th day of December, 2020.

TRUSTEES OF THE FAMILY WORSHIP CENTER

Laurel Gammon
Trustee

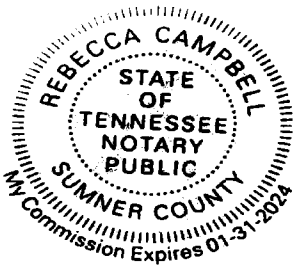
Jack Kirby
Trustee

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Laurel Gammon and Jack Kirby with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustee and Trustee of Trustees of the Family Worship Center and that they as such Trustee and Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Trustee and Trustee.

WITNESS my hand and seal this 18th day of December, 2020.

Notary Public Rebecca Campbell
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

