QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 597676 DEEDQC
03/22/2021 03:06:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210322-0037818

B-FH-21-4300

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 THE 18 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
Loy Carney, Attorney At Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathedral of Praise Church of God in Christ, Inc.	SAME AS NEW OWNER	
(NAME)	(NAME)	
4300 Clarksville Pike,		**058-00-0-154.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 consideration, the receipt of which is hereby acknowledged, **PENTECOSTAL TABERNACLE CHURCH OF GOD IN CHRIST, INC. AND CATHEDRAL OF PRAISE CHURCH, INC.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHEDRAL OF PRAISE CHURCH OF GOD IN CHRIST, INC.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee and being located north of Kings Lane and east of State Route 112 (Clarksville Highway) and being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Kings Lane, said point being 436 feet more or less in an easterly direction from the easterly r ght-of-way line of State Route 112; Thence, with the northerly right-of-way line to said Kings Lane the following calls: S 79 degrees 06' 08" W, 402.31 feet to a point; With a curve to the right 46.84 feet to a point in the easterly right-of-way line of State Route 112, said curve having a central angle of 107 degrees 20' 21", a radius of 25.00 feet, a tangent of 34.00 feet and a chord of N 47 degrees 13' 41" W, 40.28 feet; Thence, with said easterly right-of-way of said State Route 112 the following calls: With a curve to the left 1,007.00 feet to a concrete monument, said curve having a central angle of 29 degrees 39' 51", a radius of 1,945.00 feet, a tangent of 515.06 feet and a chord of N 08 degrees 23' 26" W, 995.79 feet; N 63 degrees 17' 16" E, 5.00 feet to a concrete monument; With a curve to the left 33.42 feet to a concrete monument in the southerly line of property conveyed to Evelyn Miller Francescon as of record in Book 4659, Page 909, R.O.D.C., said curve having a central angle of 00 degrees 58' 55:, a radius of 1,950.00 feet, a tangent of 16.71 feet and a chord a N 19 degrees 22' 57" W, 33.42 feet; Thence, with the southerly line N 86 degrees 39' 5" E, 250 feet to a point in the westerly line of property conveyed to Frank E. Davis as of record in Book 4371, Page 301, R.O.D.C.; Thence, with the westerly line of said Frank E. Davis property and the westerly line of property conveyed to Robert Lee Pemberton as of record in Book 7123, Page 392, R.O.D.C., S 16 degrees 48' 09" E, 711.94 feet to a point; said point being in the westerly margin of Pewitt Road; Thence, with said westerly margin S 21 degrees 46' 55" E, 326.57 feet to the point of beginning, containing 297,967 feet or 6.84 acres, more or less.

LESS AND EXCEPT that portion of the subject property conveyed to the State of Tennessee by Deed recorded May 31, 2000 in Instrument No. 20000531-0053945, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing north margin of Kings Lane, said point being 57.81 feet left of Kings Lane proposed centerline station 1+473.97; thence with the existing north margin westerly 28 feet more or less to a point; thence with the existing northeast margin of SR. 112 having a curve right and northwesterly 47 feet more or less to a point; thence with the existing east margin of SR. 112 northerly 28 feet more or less to a point, said point being 35.07 feet right of SR.112 proposed centerline station 5+575.77; thence with the proposed northeast margin of SR. 112 having a 45.93 foot radius curve left and southeasterly 85.68 feet to the point of beginning, containing 630.80 square feet.

LESS AND EXCEPT that portion of the subject property conveyed to the State of Tennessee by Deed recorded March 16, 2018 in Instrument No. 20180316-0024950, Register's Office for Davidson County, Tennessee, described as follows:

Parcel 1:
Beginning at a point on the present east right of way of State Route 112, said point being 55.55 feet right of proposed centerline station 182+45.54; thence with the present right of way along a 1,945.00 feet radius curve left and northerly, having a chord bearing N 7 degrees 53' 26" E and a length of 152.47 feet to a point being 61.00 feet right of proposed centerline station 183+94.12; thence with the proposed right of way as follows: 1) along a 2,352.83 feet radius curve right and southerly, having a chord bearing S 5 degrees 38' 32" W and a length of 136.16 feet, 2) S 50 degrees 24' 44" E 64.30 feet to a point being 25.40 feet left of Kings Lane proposed centerline station 21+27.58; thence with the present north right of way of Kings Lane as follows: 1) S 82 degrees 45' 23" W 29.58 feet, 2) along a 25.00 feet radius curve right and northwesterly, having a chord bearing N 43 degrees 32' 33" W and a length of 46.83 feet to the point of beginning.

Parcel 2:
Beginning at a point on the present east right of way of State Route 112, said point being 61.00 feet right of proposed centerline station 190+22.32; thence with the present right of way as follows: 1) along a 1,945.00 feet radius curve left and northerly, having a chord bearing N 16 degrees 27' 17" W and a length of 208.67 feet, 2) N 65 degrees 30' 39" E 4.79 feet, 3) along a 1,950.00 feet radius curve left and northerly, having a chord bearing N 15 degrees 35' 32" W and a length of 33.43 feet to a point being 58.72 feet right of proposed centerline station 192+58.97; thence with the south boundary of the Pentecostal Tabernacle Church, Inc. property (State Project 19046-2214-14, Tract 96) S 89 degrees 42' 31" E 2.40 feet to a point being 61.00 feet right of proposed centerline station 192+58.25; thence with the proposed right of way along a 2,352.83 feet radius curve right and southerly, having a chord bearing S 14 degrees 40' 11" E and a length of 242.20 feet to the point of beginning.

Being part of the same property conveyed to Pentecostal Tabernacle Church of God in Christ, Inc. by Warranty Deed from Cofer's Chapel Free Will Baptist Church, recorded May 18, 1994 in Book 9349, Page 490, Register's Office for Davidson County, Tennessee.

Subsequent to acquiring title at Book 9349, Page 490, Register's Office for Davidson County, Tennessee, Pentecostal Tabernacle Church of God in Christ, Inc.conveyed an out-parcel to The State of Tennessee by Warranty Deed at Instrument No. 20000531-0053945, and dated May 23, 2000.

Being part of the same property conveyed to Cathedral of Praise Church, Inc. by Quitclaim Deed from Pentecostal Tabernacle Church of God in Christ, Inc., recorded October 25, 2016 in Instrument No. 20161025-0112472, Register's Office for Davidson County, Tennessee. However, the legal description in said Quitclaim Deed failed to deduct the 2000 out-parcel to the State of Tennessee, mentioned immediately above. **THEREFORE, PENTECOSTAL TABERNACLE CHURCH OF GOD IN CHRIST, INC. HEREBY JOINS IN THIS INSTRUMENT TO CORRECT THE LEGAL DESCRIPTION IN INSTRUMENT 20161025-0112472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO TO RATIFY THE LEGAL DESCRIPTION HEREIN..**

Subsequent to the above matters, Pentecostal Tabernacle Church of God in Christ, Inc.a/k/a Cathedral of Praise Church, Inc. a/k/a Cathedral of Praise Church of God in Christ, Inc. conveyed an additional out-parcel to The State of Tennessee by Warranty Deed at Instrument No. 20180316-0024950, and dated March 13, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed for the purpose of issuing owner's title insurance.

This is **improved** property known as: **4300 Clarksville Pike, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 18 day of March, 2021.

Pentecostal Tabernacle Church of God in Christ, Inc.
PENTECOSTAL TABERNACLE CHURCH OF GOD IN CHRIST, INC. HEREBY JOINS IN THIS INSTRUMENT TO CORRECT THE LEGAL DESCRIPTION IN INSTRUMENT 20161025-0112472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO TO RATIFY THE LEGAL DESCRIPTION HEREIN.

Jerry L. Maynard
Senior Pastor

Cathedral of Praise Church, Inc.

Jerry L. Maynard
Chairman of the Board of Directors, and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jerry L. Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SENIOR PASTOR of PENTECOSTAL TABERNACLE CHURCH OF GOD IN CHRIST, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SENIOR PASTOR.

Witness my hand and official seal, at office, this 16 day of March, 2021 .

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jerry L. Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHAIRMAN OF THE BOARD OF DIRECTORS AND AUTHORIZED AGENT of CATHEDRAL OF PRAISE CHURCH, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHAIRMAN OF THE BOARD OF DIRECTORS AND AUTHORIZED AGENT.

Witness my hand and official seal, at office, this 18 day of March, 2021 .

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212