This Instrument Prepared By:
ROBERT M. PAUTIENUS III, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 643439 **DEEDQC**
05/25/2021 09:41:02 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20210525-0070471

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
COVENANT BAPTIST CHURCH OF BRENTWOOD, TN		
10604 Concord Road	SAME	181-00-0-051.01
Brentwood, Tennessee 37027		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(4).

GREG SKIPPER, Church Administrator
CONCORD-GRANDVIEW BAPTIST CHURCH,
n/k/a COVENANT BAPTIST CHURCH OF BRENTWOOD, TN

Sworn to and subscribed before me this May 21, 2021.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

KNOW BY ALL THESE PRESENT, on April 1, 1998, CONCORD BAPTIST CHURCH, INC. merged with GRANDVIEW BAPTISH CHURCH to become known as CONCORD-GRANDVIEW BAPTIST CHURCH ("the CHURCH"). On October 2, 1998, Sarah Green Brinkley conveyed all of her interest unto CONCORD BAPTIST CHURCH, INC. d/b/a CONCORD-GRANDVIEW BAPTIST CHURCH, by Warranty Deed of record in Book 11144, Page 557, in the Register's Office for Davidson County, Tennessee. On November 15, 2010, pursuant to Articles of Amendment filed with the Tennessee Secretary of State (TNSOS) identified with the TNSOS as instrument #6792-1067, CONCORD-GRANDVIEW BAPTIST CHURCH formally changed its name to COVENANT BAPTIST CHURCH OF BRENTWOOD, TN.

THEREFORE, FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WHIT CHAPMAN, as Pastor, STAN SHOEMAKE as Chair of Deacons and Trustees, and GREG SKIPPER, as Church Administrator, for CONCORD BAPTIST CHURCH, INC. d/b/a CONCORD-GRANDVIEW BAPTIST CHURCH, now known as COVENANT BAPTIST CHURCH OF BRENTWOOD, TN, and for the express purpose of formalizing the name change to COVENANT BAPTIST CHURCH OF BRENTWOOD, TN, have this date bargained and sold, and do hereby transfer, quitclaim, release and convey any and all interest in which the CHURCH owns, to ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, in that certain tracts or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being part of a tract of 42 ½ acres as shown on plan of record in Book 161, page 96, Register's Office for said County, described according to a survey made by E. L. Miller, Jr. & Co., March 1, 1962, and revised march 13, 1962, as follows: Beginning at a point at the northwest corner of Pettus Road and Nolensville Road; thence with the northeasterly margin of said Nolensville Road North 51 deg. 55' W, 320 feet to a point in the eastern boundary line of tract No. 1 conveyed to Mary H. Young and husband, by deed from Laura P. Hill, et al, of record in Book 649, page 569, said Register's Office; thence with said Young's eastern boundary line along a fence north 10 deg. 18' west 290 feet and north 2 deg. 08' east 558 feet; thence south 89 deg. 20' west 7.5 feet; thence with a fence south 43 deg. 33' east 195 feet; south 47 deg. east 100 feet; and south 50 deg. 52' east 98 feet; and south 52 deg. 15' east 447 feet to the northwesterly margin of said Pettus Road; thence with same south 36 deg. 15' west 614 feet to the beginning.

Being the same property conveyed CONCORD BAPTIST CHURCH, INC. d/b/a CONCORD-GRANDVIEW BAPTIST CHURCH, by SARAH GREEN BINKLEY by Warranty Deed of record in Book 11144, Page 557, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING STATE OF TENNESSEE/ PROJECT:STP-253(4)/19253-2201-14:

Beginning at the point of Intersection of the existing southeast margin of State Route 253 and the northeast boundary of the Samuel Thomas Drake and Dorothy Drake property (Which is also Williamson County Line); thence with said existing margin (1) northeasterly 312 feet, more or less, (2) having a curve left and northeasterly 118 feet, more or less, (3) easterly 6 feet, more or less to a point; thence with the south boundary of the HDJW Properties, LLC property south 84 degrees 05 minutes 00 seconds east 25.15 feet to a point; thence with the proposed southeast margin of said road (1) having a 2,916.79 foot radius curve right and southwesterly 189.14 feet, (2) south 47 degrees 47 minutes 49 seconds west 46.52 feet to a point; thence with the proposed east margin of said road south 03 degrees 57 minutes 58 seconds west 68.31 feet to a point; thence with the proposed southeast margin of said road south 47 degrees 47 minutes 49 seconds west 141.12 feet to a point; thence with said northeast boundary (1) north 67 degrees 33 minutes 42 seconds west 7.84 feet, (2) north 58 degrees 57 minutes 04 seconds west 68.72 feet, (3) north 63 degrees 31 minutes 32 seconds west 1.79 feet to the point of the beginning, containing 0.457 acres and being part of the same property conveyed by Joseph Woods and Robert Woods to Concord Baptist Church as of record In Book 2, Page 348, Register's Office of Davidson County, Tennessee.

The above-described property is hereby conveyed in fee simple and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203 Tennessee Code Annotated.

The State of Tennessee, or its duty authorized agents and assigns shall be given the right to enter upon grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on the land granted to said State of Tennessee and the remaining land of the grantor herein. The consideration herein recited includes payment in full for such improvements.

By this instrument the grantors hereby convey drainage facility for construction and maintenance of drainage facility. The land described below, on which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired provided such use does not interfere with the use or maintenance of said facility.

Beginning at a point on the proposed east margin of State Route 253, said point being 100.00 feet right of State Route 253 proposed centerline station 193+00.00; thence with said proposed east margin north 03 degrees 57 minutes 58 seconds east 89.31 feet to a point; thence with the proposed southeast margin of said road (1) north 47 degrees 47 minutes 49 seconds east 45.52, (2) having a 2,916.79 foot radius curve left and northeasterly 189.14 feet to a point; thence with the south boundary of said HDJW Properties, LLC property south 84 degrees 05 minutes 00 seconds east 62.29 feet to a point; thence with the proposed margin of the herein described drainage facility (1) south 33 degrees 12 minutes 41 seconds west 73.39 feet, (2) south 45 degrees 43 minutes 22 seconds west256.25 feet, (3) north 42 degrees 12 minutes 11 seconds west 20.00 feet to the point of beginning, containing 0.418 acres.

By this Instrument the grantors hereby convey an easement for the construction of a working area for erosion control outside of the proposed right of way line. The title to the below described land remains vested in the grantor, and is to be used by the State of Tennessee, Its contractors or assigns for a period of 3 years, from and after the commencement of construction.

Beginning at a point on the proposed southeast margin of State Route 253, said point being 100.00 feet right of State Route 253 proposed centerline station 193+00.00; thence with the proposed margin of the drainage facility described above south 42 degrees 12 minutes 11 seconds east 20.00 feet to a point; thence with the proposed margin of the herein described working area southwesterly 133 feet, more or less to a point; thence with the northeast boundary of said Drake property northwesterly 20 feet, more or less to a point; thence with said proposed southeast margin north 47 degrees 47 minutes 49 seconds east 141.12 to the point of beginning, containing 2,727 square feet.

Being the same property conveyed to the STATE OF TENNESSEE by CONCORD BAPTIST CHURCH by Warranty Deed of record in Instrument #20090407-0031792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The foregoing descriptions are taken from the prior deeds of record.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto COVENANT BAPTIST CHURCH OF BRENTWOOD, TN, its successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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.

This is improved property known as: 6820 Nolensville Road, Brentwood, Tennessee 37027.

WITNESS MY HAND this May 21, 2021.

CONCORD BAPTIST CHURCH, INC. d/b/a
CONCORD-GRANDVIEW BAPTIST CHURCH,
n/k/a COVENANT BAPTIST CHURCH OF BRENTWOOD, TN

WHIT CHAPMAN, Pastor

STAN SHOEMAKE, Chair of Deacons and Trustees

GREG SKIPPER, Church Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WHIT CHAPMAN, STAN SHOEMAKE, and GREG SKIPPER, with whom I am personally acquainted, who acknowledged that they, for and on behalf of CONCORD BAPTIST CHURCH, INC., d/b/a CONCORD-GRANDVIEW BAPTIST CHURCH n/k/a COVENANT BAPTIST CHURCH OF BRENTWOOD, TN and in their respective capacities, are authorized to act on behalf of the Church, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 21st day of May, 2021.

NOTARY PUBLIC
My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

ROBERT M. PAUTIENUS III, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 21st day of May, 2021.

NOTARY PUBLIC
My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021