THIS INSTRUMENT PREPARED BY:
Jack F. Stringham II, Esq.
Bone McAllester Norton, PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Karen Johnson Davidson County
Batch# 680221 DEEDQC
07/20/2021 03:30:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210720-0097481

SUBSCRIBED AND SWORN to before me, this 18th day of July, 2021.

Notary Public

My Commission Expires: 1/31/22

JACK F. STRINGHAM II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Southminster Presbyterian Church, Inc. 643 Harding Place Nashville, TN 37211-4469	SAME	147-01-0-154.00

KNOW ALL MEN BY THESE PRESENTS that Trustees of the Presbytery of Middle Tennessee, Presbyterian Church (U.S.A.), a Tennessee nonprofit corporation, also known as the Trustees of the Nashville Presbytery of the Presbyterian Church in the U.S.A., (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto the Southminster Presbyterian Church, Inc., a Tennessee nonprofit corporation, its successors and assigns (the "Grantee"), all of its right, title and interest in and to the property located in Davidson County, Tennessee and as described below:

See Exhibit A

This Instrument was prepared with information supplied by the Grantor and Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This property is known as 643 Harding Place, Nashville, Tennessee 37211-4469.

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

This conveyance is subject to any and all contingent or inchoate interests in the property by virtue of the constitution of the Presbyterian Church (U.S.A.) including that the property is held for the use and benefit of the Presbyterian Church (U.S.A.).

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 18th day of July, 2021, for the purpose set forth herein.

GRANTOR:

Trustees of the Presbytery of Middle Tennessee, Presbyterian Church (U.S.A.)

By: _____
Chris Joiner, President

By: _____
Steve Douse, Treasurer

Attestation:

By: _____
Therese Howell, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chris Joiner, Steve Douse and Therese Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the President, Treasurer and Secretary respectively of Trustees of the Presbytery of Middle Tennessee, Presbyterian Church (U.S.A.), a Tennessee nonprofit corporation, and that they, as such officers, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand in Nashville, Tennessee this 18th day of July, 2021.

_____
Notary Public

My commission expires: 1/3/22

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

{02242228.1 }

Exhibit A

Tract 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 239, 240, 241, 242, 243, and 244 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office fos said County.

Said Lots described together begin at a concrete monument in the Southwesterly margin of Harding Place located at the north corner of Lot No. 239; thence with said margin of Harding Place, southeasterly 500.00 feet to a point at the beginning of a curve with a radius of 25.00 feet; thence around said curve southerly 39.27 feet to a point in the northwesterly margin of Danby Drive; thence with said margin of Danby Drive, Southwesterly 132.6 feet to a concrete monument in the southerly corner of Lot No. 244; thence with the rear lines of said Lots Nos. 239, 240, 241, 242, 243, and 244, North 71° 40' West 16.30 feet to a point; thence North 77° 47' West 264.1 feet to a point; thence North 64° 01' West 133.9 feet to a concrete monument in the westerly corner of Lot No. 239; thence with the northwesterly line of said Lot No. 239, North 21° 31' East 197.9 feet to the point of beginning.

Being part of the same property conveyed to Ferriss C. Bailey, Trustee, by deed from Rodgers Caldwell and others, of record in Book 2862, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 3097, page 403, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2900, page 96, said Register's Office, shows an owner's certificate, a 50 foot minimum building setback line from Harding Place as to all lots, a 30 foot minimum building setback line from Danby Drive as to Lot 244, a 10 foot easement for public utility purposes along the northwesterly line of said lot 239, and a 25 x 5 foot utility anchor easement located at the common northerly and northeasterly corners of said lots 241 and 242.

3. Easement for overhang from a point, the beginning of a curve on Danby Drive to northlerly corner of Lot No. 243.

   Being the same property conveyed to the Trustees of the Nashville Presbytery of the Presbyterian Church in the U.S.A. by deed from Ferriss C. Bailey, Trustee, of record in Book 3135, page 171, Register's Office for Davidson County, Tennessee.

Tract 2:

A certain tract of land or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lots Nos. 200, 201, 202, and 203, on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 57, Register's Office for said County.

Said Lot No. 200 begins at a point in the North margin of West Longdale Drive between Lots Nos. 200 and 201 and extends back northerly with the line between said Lots 161.9 feet to a point in the north line of Caldwell Hall, Section I; thence North 71° 40' West 133 feet to a point in the west margin of Danby Drive; thence with said margin of Danby Drive, southerly 121.78 feet to a point, the beginning of a curve with a radius of 25 feet; thence southwesterly around said curve 38.41 feet to a point in the north margin of West Longdale Drive; thence with said margin of Longdale Drive, westerly 98 feet to the point of beginning.

Said Lot No. 201 fronts 70 feet on the northerly margin of West Longdale Drive and extends back 161.9 feet on the easterly line and 175.3 feet on the westerly line to a rear line, measuring 108 feet thereon.

Said Lot No. 202 fronts 70 feet on the northerly margin of West Longdale Drive and extends back 175.3 feet on the easterly line and 217.5 feet on the westerly line to a rear line measuring 122.10 feet thereon.

Said Lot No. 203 fronts 70 feet on the northerly margin of West Longdale Drive and extends back 217.5 feet on the easterly line and 182.7 feet on the westerly line to a rear line which is a broken line measuring 142 feet thereon.

Being the same property conveyed to Ferriss C. Bailey, Trustee, by deed from Rodgers Caldwell et al., of record in Book 2862, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 2997, page 93, and Book 2929, page 117, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2900, page 57, said Register's Office, shows an Owner's Certificate, Lots 201, 202, 203, shows a 40 foot minimum building setback line from West Longdale Drive; Lot 200, shows a 40 foot minimum building setback line from West Longdale Drive, and a 40 foot minimum building setback line from Danby Drive; Lot 203, shows a 10 foot easement for public utility purposes along the rear line of said lot

Being the same property conveyed to the Trustees of the Nashville Presbytery of the Presbyterian Church in the U.S.A. by deed from Ferriss C. Bailey, Trustee, of record in Book 3030, page 536, Register's Office for Davidson County, Tennessee.