Karen Johnson Davidson County
Batch# 680323 DEEDQC
07/21/2021 09:37:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210721-0097611

This Instrument Prepared By:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
Fellowship Nashville
521 McIver Street
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
119-13-0-274.00

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

Affiant

Sworn to and subscribed before me this 14th day of July, 2021.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Notary Public
My Commission Expires: 7.20.24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Youth Encouragement Services, Inc. (formerly known as Youth Hobby Shop, Inc.), a Tennessee non-profit corporation**, hereinafter called the **GRANTOR**, does quitclaim unto **Fellowship Nashville, a Tennessee non-profit corporation,** hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

The following is a description Youth Hobby Shop, Inc. property located at 521 McIver Street in Davidson County, Tennessee. (Reference Book 4378 Page 291 and Book 4779 Page 491 and Tax Map 119-13 Parcel 274.00)

Beginning at a 1/2" rebar (found) being the northeastern corner of this described parcel as well as being located S 81°14'48" E 87.63 feet from a fire hydrant; thence going with the Tara M. Smith property, being Lot #35 of Patterson's Subdivision of Maple Hills, S 07°14'41" W 175.22 feet to a 1/2" rebar (found); thence leaving Smith and going with the northern edge of an alley N 82°41'48" W 265.70 feet to a point; thence leaving the alley and going with the Metropolitan Government of Nashville and Davidson County, Tennessee property N 02°21'09" E 8.50 feet to a point; thence continuing with the same N 82°41'48" W 41.60 feet to a point; thence N 02°21'09" E 165.29 feet to a point; thence leaving the Nashville and Davidson County property and going with the southern right-of-way of McIver Street S 83°03'59" E 322.13 feet to the beginning being 1.25 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 8 April 2021.

Being the same property conveyed to Youth Hobby Shop, Inc. by Warranty Deed from Ethelyne Turrentine of record in Book 4378, page 291, Register's Office for Davidson County, Tennessee, dated November 06, 1969 and recorded on November 10, 1969. Youth Hobby Shop, Inc. is now known as Youth Encouragement Services, Inc. (see Articles of Amendment to the Charter of record in Book 10754, page 926, Register's Office for Davidson County, Tennessee).

This is improved property known as **521 McIver Street, Nashville, TN 37211.**

THIS CONVEYANCE is subject to such limitations, restrictions and encumbrances as may affect the above described property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

This instrument has been prepared based on information provided by Grantor and Grantee.

WITNESS my hand this 14th day of July, 2021.

Youth Encouragement Services, Inc.

By: Gregory J. Allen
Its: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory J. Allen**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Youth Encouragement Services, Inc., the within named bargainor, a Tennessee non-profit corporation, and that he as such President executed the foregoing for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 14th day of July, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024