*** The purpose of this instrument is the consolidation of two (2) contiguous parcels into one (1) parcel.**

Karen Johnson Davidson County
Batch# 721074 DEEDQC
09/21/2021 04:07:37 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210921-0126955

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Marie D Maxwell
Affiant

Subscribed and sworn to before me this the 21st day of September, 2021.

Patricia S. Heim
Notary Public

PATRICIA S. HEIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 05 / 05 / 2025

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Trustees of the First Presbyterian Church at Nashville 4815 Franklin Pike Nashville, TN 37220	[SAME]	Prior to consolidation: 14602001000 14602001200

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **Trustees of the First Presbyterian Church at Nashville** ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Trustees of the First Presbyterian Church at Nashville** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The purpose of this Quit Claim Deed of Consolidation is to consolidate two (2) contiguous parcels in to one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to any applicable tax and assessment, if any, for the year 2021 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as 4815 Franklin Pike (14602001000), Nashville, TN 37220 and 850 Tyne Boulevard (14602001200), Nashville, TN 37220.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

Trustees of the First Presbyterian Church at Nashville

By: Marie D. Maxwell

Print Name: Marie D. Maxwell

Its: President/Trustee/Clerk

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie D. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the authorized officer ("Officer") of the **Trustees of the First Presbyterian Church at Nashville** (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 21st day of September, 2021.

Notary Public

PATRICIA S. HEIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 05/05/2025

EXHIBIT A

Legal Description

Parcel 1:

4815 Franklin Pike, Nashville, TN 37220 (14602001000)

That certain tract or parcel of land in Davidson County, Tennessee further described as follows, TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the John Overton Property as of record in Book 421, page 160, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 16, 1948, as follows:

Beginning at the northwest corner of the Franklin Pike and Leland Section of Tyne Boulevard; thence with the westerly margin of Franklin Pike, north 2° 51' 25" east 276.34 feet; thence north 2° 15' east 1076.96 feet to an iron pin at the southeast corner of the Ralph C. Jones Tract; thence with said tract and the Robertson Academy Tract south 89° 53' 40" west 1186.25 feet to an iron pin and a corner post; thence south 89° 53' 40" west 24.43 feet; thence north 89° 38' 20" west 361.35 feet; thence north 89° 56' 20" west 474.28 feet; thence south 2° 26' 10" west 676.6 feet to an iron pin in corner post; thence south 2° 20' 40" west 122.64 feet; thence south 89° 44' 35" east 332.73 feet to the northwest corner of the Susan H. Cheek five acre tract; thence with the northerly line of said tract south 89° 44' 35" east 400 feet to the northeast corner of said tract; thence with the easterly line of said tract south 544.5 feet to a corner post on the northerly margin of Leland Section of Tyne Boulevard; thence with said Boulevard south 89° 44' 35" east 1292.34 feet to an iron pin, the point of beginning, containing 54.145 acres, more or less.

The above-described property being the same property conveyed to the **Trustees of the First Presbyterian Church at Nashville** from **John H. Cheek** and wife, **Susan Glenn Cheek** by Deed of record in the Register's Office of Davidson County, Tennessee at Book 1727, Page 331.

Parcel 2:

850 Tyne Boulevard, Nashville, TN 37220 (14602001200).

That certain tract or parcel of land in Davidson County, Tennessee further described as follows, TO-WIT:

Being a tract of land in the 34th Council District of Davidson County; City of Oak Hill, Tennessee, being the land conveyed to Edmond R. & Cynthia Queen et al, as of record in instrument #200401120004884; R.O.D.C., Being generally located on the north side of Tyne Boulevard and west of Franklin Pike, and being more particularly described as follows:

Beginning at an existing iron pipe on the northerly right-of-way line of said Tyne Boulevard and the southeast corner of Thomas H. Scudder & Donna Dugger as of record in instrument# 200112190140289, R.O.D.C.; Thence, leaving said northerly right-of-way line of said Tyne Boulevard with the easterly line of said Thomas H. Scudder 86 Donna Dugger and a fence N 00°00'49" W a distance of 544.43' to a P.K. nail set at the end of the fence on the southerly line of First Presbyterian Church Trs., as of record in Deed Book 1727, Page 331, R.O.D.C.; Thence, with the lines of said First Presbyterian Church Trs., the following calls:

S 89°55'49" E a distance of 400.02' to an existing iron pin;S 00°00'22" W a distance of 544.47' an existing iron pipe on the northerly right-of-way line of said Tyne Boulevard; Thence with said northerly right-of-way line of said Tyne Boulevard N 89°55'26" W a distance of 399.84' which is the point of beginning.

Having an area of 217,742 square feet, 5.0 acres more or less

The above-described property being the same property conveyed to **Trustees of the First Presbyterian Church at Nashville** from **A & M Properties, LLC**, a Tennessee limited liability company, Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20101215-0099616.