This Instrument Prepared By:

BUERGER, MOSELEY & CARSON, PLC
306 Public Square
Franklin, TN 37064
(KJY)

Karen Johnson Davidson County
Batch# 835202 DEEDQC
04/06/2022 10:02:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220406-0039670

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.		
Connection United Methodist Church, Inc.		Map:	Grp:	Parcel:
2846 Lebanon Pike	SAME	96		5.01
Nashville, TN 37214-2519		96		5.02

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into this 30th day of March, 2022, by and between **HICKORY BEND UNITED METHODIST CHURCH** ("**Grantor**") and the **CONNECTION UNITED METHODIST CHURCH, INC** ("**Grantee**");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's successors, and assigns, all of Grantor's right, title and interest in and to the real estate described in **Attachment "A"** (collectively, the **"Property"**):

The Property to be held in trust, that said premises shall be held, kept, maintained, and disposed of for the benefit of The United Methodist Church and subject to the usages and the Discipline of The United Methodist Church.

No warranty or other representation is made by the preparer and no express or implied opinion is given as to the marketability or condition of the title, the quantity of lands included therein, the location of the boundaries, thereof, or the existence of encumbrances or any other matters affecting the property or the nature of the title thereto.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

HICKORY BEND UNITED METHODIST CHURCH

By: Deane Gardner
Deane Gardner, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nicholas Riley, of the State and County aforesaid, personally appeared **DEANE GARDNER**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a President of the within named bargainor, and that she as a President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Grantor by herself as a President.

WITNESS my hand and seal, this 30th day of March, 2022.

Notary Public

My Commission Expires: 11-08-2022

NICHOLAS RILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Affiant/Grantee
CONNECTION UNITED METHODIST CHURCH, INC

By: Deane Gardner
March 30, 2022

Subscribed and sworn to before me this 30th day of March, 2022.

Notary Public

My Commission Expires: 11-08-2022

NICHOLAS RILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Attachment "A"

Map 96, Parcel 5.01

Beginning at a point on the northerly margin of Stewarts Ferry Pike on the line between Lots Nos. 4 and 5 of said division of the Estate of James Ridley, said point also lying in the easterly line of the property conveyed to Bert Bacherig by deed from Arthur Fuqua Stanford and wife, as of record in Book 611, page 673, Register's Office for said County; thence with the line between said Lots No. 4 and 5 and with said Bacherig's easterly line, crossing McCrory Creek, north 3° east 948 feet to said Bacherig's north corner; thence in part with the line between said Lots Nos. 3 and 4 and with an inner easterly line of the property conveyed to the State of Tennessee by deed from Arthur Fuqua Stanford, as of record in Book 571, page 169, said Register's Office, north 0° 56' east 581.5 feet to an iron pin at the most westerly southwest corner of the property conveyed to Mrs. Margaret McCampbell Lassing by deed from Thomas G. McCampbell, etal, as of record in Book 1975, page 547, said Register's Office; thence with said Lassing's inner southerly line south 89° 24' east 700 feet to an iron pin at an inner corner of said Lassing's property; thence with said Lassing's westerly line south 3° west 635 feet to a point lying north 1° 56' east 508.5 feet, north 5° 04' east 81.5 feet and north 3° east 400 feet along said Lassing's westerly line from the northerly margin of said Pike; thence north 87° west 186.5 feet to a point; thence south 1° 56' west 945 feet to a point in the northerly margin of said Pike, said point lying westerly 180 feet along the northerly margin of said Pike from said Lassing's westerly line; thence with the northerly margin of said Pike around a slight curve to the left, having a radius of 1624.6 feet, westerly 452.3 feet to a point; thence south 88° 47' west 82.5 feet to the beginning, containing 20.7 acres, more or less.

There is included in the foregoing description a tract of approximately 6 acres previously conveyed to the Trustees of Hickory Bend Methodist Church by deed of record in Book 3761, Page 200, said Register's as hereinbefore stated. The portion herein conveyed is unimproved.

Being the same property conveyed to the **HICKORY BEND METHODIST CHURCH** by quitclaim deed from **THE DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF THE NASHVILLE DISTRICT OF THE METHODIST CHURCH**, in Deed Book 4091, page 946, recorded on January 9, 1967, in Register's Office for Davidson County, Tennessee.

Map 96, Parcel 5.02

Tract 1

Beginning at a point in the northerly right- of-way of Stewart's Ferry Road, said point being the common front corner of Grantor's property and the Bacherig property; thence with the property line between Grantor and the said Bacherig property north 3° east 498 feet to a point; thence south 87° 36' east 521.37 feet to a point and the line between Grantor's property and the property of T.G. McCampbell; thence with said property line south 1° 56' west 527 feet to the northerly right- of-way of Stewart's Ferry Road, said point being on a curve having a radius of 1,624.6 feet; thence with said curve a distance of 452.3 feet to the T.C. of said curve; thence continuing with the above mentioned right-of-way south 88° 47' west 82.5 feet to the point of beginning, and containing 6 acres, more or less.

Being the same property conveyed to the **HICKORY BEND METHODIST CHURCH** by quitclaim deed from **THE DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF THE NASHVILLE DISTRICT OF THE METHODIST CHURCH**, in Deed Book 3761, page 200, recorded on May 1, 1964, in Register's Office for Davidson County, Tennessee.

Tract 2

Beginning at a point at the northerly margin of Lauer Drive (being the southeasterly corner of the herein described tract and being 239.52 feet along a curve northeasterly from the southernmost corner of the tract, which southernmost corner of the tract is 30 feet, more or less from the margin of Stewarts Ferry Pike) thence, from that point, north 6 deg. 23 min. East 295.05 feet to a point; thence north 9 deg.31 min. East 81.50 feet to a point; thence north 7 deg 27 min east 400.00 feet to a point; thence north 87 deg. 00 min. west 186.5 feet to a point; thence south 6 deg 51 min. west 941.79 feet to a point;

thence south 67 deg 02 min east 36.11 feet to a point; thence north 12 deg 56min. east 67.76 feet to a point; thence along the northerly margin of Lauer Drive along an arc having a radius of 125.00 feet a distance of 105.12 feet to a point; thence north 71 deg. 27 min. east 66.64 feet to a point, being the point of beginning. Containing 3.29 acres, more or less, and subject to a sanitary sewer easement (book 4781, page 935).

Being the same property conveyed to **HICKORY BEND UNITED METHODIST CHURCH** by warranty deed from **JOHN A. THWEATT, TRUSTEE**, in Deed Book 7050, page 173, recorded on November 25, 1986, in Register's Office for Davidson County, Tennessee.