QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Ernest D. Bennett, III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2022.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 1/10/23

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 842136 DEEDQC
04/19/2022 01:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220419-0045073

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Richland Baptist Church 1380 Florence Avenue Madison, TN 37115	Same as Owner	034 13 0 184.00 043 01 0 071.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **LIGHTHOUSE COMMUNITY CHURCH OF MADISON, a Tennessee nonprofit corporation f/k/a LIGHTHOUSE COMMUNITY CHURCH** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **RICHLAND BAPTIST CHURCH, an unincorporated religious association** (hereinafter "Grantee"), and its successors and assigns, all of Grantor's right, title and interest in and to the following described tracts (parcels) of land in Davidson County, Tennessee:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 21 of Block G on the Plan of East Lawn Subdivision, of record in Book 547, pages 153 and 154, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the southerly side of Florence Avenue and runs back between parallel lines 120 feet to an alley.

Tract 2:

Being Lot No. 22 and part of Lot No. 23 on the Plat of East Lawn Subdivision, as platted and recorded, with existing building restrictions the same as in the original deeds of this property, with the exception of 4 feet next to Lot No. 24 which has heretofore been conveyed. Said Lots 22 and 23 being in Block "G."

The foregoing Tract 1 and Tract 2 being all of the property conveyed to Lighthouse Community Church (n/k/a Lighthouse Community Church of Madison) by Quitclaim Deed from the Trustees of Calvary Missionary Baptist Church of record in Instrument No. 20071227-0148016 in the Register's Office for Davidson County, Tennessee, and further being all of Parcel ID # 034 13 0 184.00

This is improved property known as 1380 Florence Avenue, Madison, TN 37115.

Tract 3:

Being Lot 20 of Block G on the plan of East Lawn Subdivision of record in Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lighthouse Community Church (n/k/a Lighthouse Community Church of Madison) by Margaret Ann Sykes by Warranty Deed dated March 16, 2009, and recorded on March 31, 2009 in Instrument No. 20090331-0028750, in the Register's Office for Davidson County, Tennessee, and further being all of Parcel ID # 043 01 0 071.00

This is unimproved property known as 1216 Florence Avenue, Madison, TN 37115.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 12 day of April, 2022.

LIGHTHOUSE COMMUNITY CHURCH OF MADISON, a Tennessee nonprofit corporation, Grantor

By: _____
Ron Stanley, Treasurer

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron Stanley, with whom I am personally acquainted or proved upon satisfactory evidence, who upon oath acknowledged himself to be the duly elected or appointed and acting Treasurer of Lighthouse Community Church of Madison, a Tennessee nonprofit corporation, the within named bargainor, and who in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its Treasurer, and further upon oath acknowledged that he did freely and voluntarily and for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 12 day of April, 2022.

Commission Expires: 2-25-2025

_____
Notary Public

LYNETTE MADDLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 12th day of April, 20 22.

_____ April 12, 2022
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12th day of April, 2022.

_____
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

202204190045073