Karen Johnson Davidson County
Batch# 844297 DEEDWARR
04/22/2022 02:21:30 PM 7 pgs
Fees: $38.00 Taxes: $1,757.50
20220422-0046941

This Instrument Prepared by:
J. MARK BURTON
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, Kentucky 40507

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

The actual consideration or true value, whichever is greater for this transfer is $475,000.00.

COUGAR ANTIOCH PIKE REAL PROPERTY, LLC,
a Tennessee limited liability company

By: _____
David Hudson, Manager

Subscribed and sworn to before me this
12TH day of April, 2022.

_____
Notary Public

My Commission Expires: 12/28/2028

EMMA NICOLAY
MY COMMISSION
EXPIRES
12/28/2028
NOTARY PUBLIC
SOUTH CAROLINA

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
COUGAR ANTIOCH REAL PROPERTY, LLC, a Tennessee limited liability company 225 Seven Farms Drive, Suite 200 Charleston, South Carolina 29294	**COUGAR ANTIOCH REAL PROPERTY, LLC,** a Tennessee limited liability company 225 Seven Farms Drive, Suite 200 Charleston, South Carolina 29294	**Map-Par. 134-00-0-098.01**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **TRUSTEES OF MEADS CHAPEL CHURCH OF CHRIST,** also known as **MEADES CHAPEL CHURCH OF CHRIST,** an unincorporated association ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **COUGAR ANTIOCH REAL PROPERTY, LLC**, a Tennessee limited liability company, ("**Grantee**"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property".

The Property is located at 1261 Antioch Pike, Nashville, Tennessee.

The Property is unimproved real property located at 1261 Antioch Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered except for the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference, and except for 2022 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 15th day of April, 2022.

TRUSTEES OF MEADS CHAPEL CHURCH OF CHRIST, also known as MEADES CHAPEL CHURCH OF CHRIST, an unincorporated association

By: _____
Thomas Askew McCormac, Trustee

By: _____
Fred Wayne Cunningham, Trustee

By: _____
David Hayes Prophater, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County mentioned, duly commissioned and qualified, personally appeared Thomas Askew McCormac, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of **MEADS CHAPEL CHURCH OF CHRIST**, also known as **MEADES CHAPEL CHURCH OF CHRIST**, an unincorporated association and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal at office this 15th day of April, 2022.

NOTARY PUBLIC

My Commission expires: 3/7/23.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County mentioned, duly commissioned and qualified, personally appeared Fred Wayne Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of **MEADS CHAPEL CHURCH OF CHRIST**, also known as **MEADES CHAPEL CHURCH OF CHRIST**, an unincorporated association and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal at office this 15th day of April, 2022.

NOTARY PUBLIC

My Commission expires: 3/7/23.

4855-6729-2955.2

STATE OF TENNESSEE

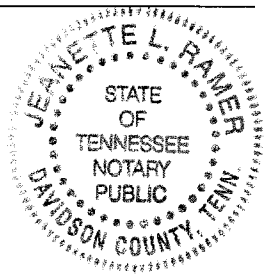
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County mentioned, duly commissioned and qualified, personally appeared David Hayes Prophater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of **MEADS CHAPEL CHURCH OF CHRIST**, also known as **MEADES CHAPEL CHURCH OF CHRIST**, an unincorporated association and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal at office this 15th day of April, 2022.

NOTARY PUBLIC

My Commission expires: 3/7/23.



4855-6729-2955.2

EXHIBIT A

Land in Davidson County, Tennessee, being Tract "A" on the Map of Creson Subdivision of record in Plat Book 4350, Page 35, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of Antioch Pike at the corners of Tracts "A" and "B"; thence with the line between said two tracts South 56 deg. 13' West 175 feet; thence South 63 deg. 58' West 205.7 feet; thence North 88 deg. 15' West 121 feet; thence North 23 deg. 14' East 132.9 feet; thence South 65 deg. 44' East 128.98 feet; thence North 25 deg. 15' East 101.94 feet; thence North 53 deg. 16' East 209.91 feet to the southwesterly margin of Antioch Pike; thence with said Pike Southwesterly 125 feet to the point of beginning.

Being the same property conveyed to Trustees of Meads Chapel Church of Christ, by deed dated January 22, 1973, of record in Book 4676, page 361, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Subject to all matters shown on the Plan of record in Plat Book 4350, Page 35, in the Register's Office for Davidson County, Tennessee.

2. Easement Agreement of record in Book 9289, Page 805, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 301, in the Register's Office for Davidson County, Tennessee, as amended by Termination of Right of Way Easement, recorded in Instrument No._____, in the Register's office of Davidson County, Tennessee. 202204220046940

100719107.2

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 April 15, 2022 (date of document).

Affiant Signature

April 15, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of April, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202204220046941