SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-BR-22-3634B

Karen Johnson Davidson County
Batch# 885523 DEEDWARRSP
07/07/2022 02:59:10 PM 2 pgs
Fees: $13.00 Taxes: $4,107.00

20220707-0078610

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jenkins Properties, LLC	**New Owner**	
(NAME)	(NAME)	
9016 Englishwood Ct		**06912006700** **06912009000**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE CHURCH OF JESUS CHRIST OF THE APOSTOLIC FAITH, INC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENKINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract 1 (m/p 06912006700):

Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the unrecorded plan of Brattonview Subdivision in Bordeaux, Tennessee, described according to a survey made by Eric Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the northeasterly margin of Highway No. 112 at the southwesterly corner of the property conveyed to Loni E. Nicholson and wife, by deed from Cosie E. Bratton, as of record in Book 1272, Page 344, Register's Office for said County; thence with Nicholson's southeasterly line, northeastwardly 172.25 feet more or less to a point 100 feet southwest of the southwesterly line of Lot No. 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14, 158 feet more or less to the line between Lots Nos. 3 and 4; thence with the line between said two lots southwestwardly 178.5 feet to the northeasterly margin of Highway No. 112; thence with same northwestwardly 158 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of the property taken by the State of Tennessee of record in Book 7791, Page 583, Register's Office for Davidson County, Tennessee.

Also known as Part of Lot 2, T.G. Jamison Subdivision of record in Plat Book 6200, Page 296, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Church of Jesus Christ of the Apostolic Faith, Inc., by Warranty Deed from RAVABAB, a TN general partnership, of record in Instrument No. 20090401-0029496, in the Register's Office for Davidson County, Tennessee, dated March 31, 2009, and recorded on April 1, 2009

Tract 2 (m/p 06912009000):

A certain parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin, said pin being the northeast corner of the property conveyed to C.B.S. Realty Company by deed from Ernest F. Schroeder and wife, Daisy Katherine Schroeder, of record in Book 3792, Page 246, of the Register's Office of Davidson County, Tennessee; THENCE, with the northerly boundary of the C.B.S. Realty Company property, North 55 degrees 19 minutes 08 seconds West, 144.31 feet to an iron pin at an existing chain link fence; THENCE, North 34 degrees 27 minutes 29 seconds East, 99.75 feet to an iron pin; THENCE, South 55 degrees 18 minutes 08 seconds East, 152.79 feet to an iron pin; THENCE, South 39 degrees 29 minutes 20 seconds West, 100.0 feet to the point of beginning, containing 0.34 acres,

more or less (14,811.72 square feet).

Being the same property conveyed to The Church of Jesus Christ of the Apostolic Faith, Inc., by Warranty Deed from Stephen Bratten and David Bratten, of record in Instrument No. 20120907-0081254, in the Register's Office for Davidson County, Tennessee, dated September 5, 2012, 2009, and recorded on September 7, 2012

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. G. JAMISON SUBDIVISION, as recorded in Plat Book 6200, Page 296 .
- Easement to Tennessee Electric Power Company recorded in Book 787, Page 2 (as to Tract 1).
- Easement for Right of Way, recorded in Book 2538, Page 421 (as to Tract 1).
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3983, Page 66 (as to Tract 1).
- Easement for Temporary Construction, recorded in Book 7791, Page 583 (as to Tract 1).
- Easement for Slope and Temporary Construction, recorded in Instrument No. 20180522-0048882 (as to Tract 1).
- Easement for Right of Way, recorded in Book 2538, Page 439 (as to Tract 2).
- 50 foot wide easement granted to the Tennessee Electric Power Company as noted in Book 6529, Page 287, Instrument No. 20070507-0054580, Instrument No. 20110329-0024130 and Instrument No. 20120907-0081254 (as to Tract 2).
- Easement for Natural Gas Transmission, recorded in Instrument No. 20120813-0072343, as corrected in Instrument No. 20120940-0079562 (as to Tract 2).
- Rights or claims of tenants under unrecorded leases.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3634 - 3634 B Clarksville Pike, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2022.

The Church of Jesus Christ of the Apostolic Faith, Inc

BY: Fred Matthews
Fred Matthews, Jr.
CEO/Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared FRED MATTHEWS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CEO/PASTOR of THE CHURCH OF JESUS CHRIST OF THE APOSTOLIC FAITH, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CEO/PASTOR.

Witness my hand and official seal, this the 30th of June, 2022.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212