STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Five Hundred Thousand and no/100 Dollars ($1,500,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, on this 9 day of September, 2022.

Notary Public

My commission expires: 2-19-2024

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

Karen Johnson Davidson County
Batch# 916944 DEEDWARR
09/15/2022 09:41:35 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20220915-0102862

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Nos.:
Lumiere East, LLC	SAME AS NEW OWNER	**07108024800 (Tract I)** **07108024900 (Tract II)**
332 Lellyett Avenue		**07108025000 (Tract III)** **07108025100 (Tract IV)**
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Trustees of Joywood Assembly of God Church, being one and the same as Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation (as to Tracts I & II); and Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation (as to Tracts III & IV)**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Lumiere East, LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

[*SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.*]

This is improved property identified as: **525 E. Trinity Ln, Nashville, Tennessee 37207 (Tract I); 527 E. Trinity Ln, Nashville, Tennessee 37207 (Tract II); 529 E. Trinity Ln, Nashville, Tennessee 37207 (Tract III); and 531 E. Trinity Ln, Nashville, Tennessee 37207 (Tract IV)**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. (2) All matters appearing on the Plat of Forest Hill Subdivision of record in Book 547, page 41, Register's Office of Davidson County, Tennessee. (3) All matters appearing on the Rebsubdivision of Lots 26 and 27, Forest Hill Subdivision of record in Book 4350, page 103, Register's Office of Davidson County, Tennessee. (4)

Right of way easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8362, page 203 and Book 8362, page 200, Register's Office of Davidson County, Tennessee. (5) Right of way as recited in Deed of Correction of record in Book 5773, page 303, Register's Office of Davidson County, Tennessee. (6) All matters appearing on the Map of Section One Joywood Heights of record in Book 1130, page 91, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 9 day of September, 2022.

JOYWOOD BRIDGE OF HOPE ASSEMBLY OF GOD CHURCH, INC.,
a Tennessee non-profit corporation

By: _____
Rev. David F. Asante, Trustee/President

By: _____
Kodzo A. Agbenya, Trustee/ Secretary/Treasurer

By: _____
Rita Tate, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rev. David F. Asante** with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and whom further acknowledged that he is a Trustee and the President, of the Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation, the within named bargainor, and that as such Trustee and President of the Joywood Bridge of Hope Assembly of God Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

HILLARY D. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Witness my hand, this the 9 day of September, 2022.

_____
NOTARY PUBLIC

Commission Expires: 2-19-2024

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kodzo A. Agbenya** with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and whom further acknowledged that he is a Trustee as well as the Secretary and Treasurer, of the Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation, the within named bargainor, and that as a Trustee as well as the Secretary and Treasurer of the Joywood Bridge of Hope Assembly of God Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

HILLARY D. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Witness my hand, this the 9 day of September, 2022.

_____
NOTARY PUBLIC

Commission Expires: 2-19-2024

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rita Tate** with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and whom further acknowledged that she is a Trustee of the Joywood Bridge of Hope Assembly of God Church, Inc., a Tennessee non-profit corporation, the within named bargainor, and that as a Trustee of the Joywood Bridge of Hope Assembly of God Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand, this the 9 day of September, 2022.

Hillary D Smith
NOTARY PUBLIC

Commission Expires: 2-19-2024

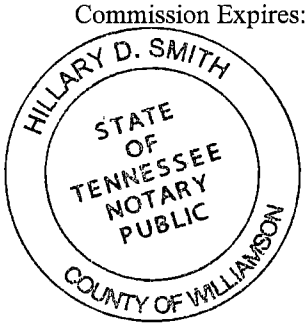


Exhibit A

Tract I – 525 E. Trinity Lane, Nashville, TN 37207

Lot B on the Re-subdivision of Lots 26 and 27 of Forest Hill Subdivision of the Conroy Tract as of record in Book 4350, Page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trustees of Joywood Assembly of God Church, being Wayne Bolton, Anthony Gill and J. D. Carter by Deed from Tennessee District Assemblies of God, a Tennessee Corporation of record in Book 5578, page 778, and being a portion of the property conveyed to James M. Bobbit, P. R. Miles, Tippes Childers, James Escue, Roy K. Brawner, Walter Hastings, Trustees of the Joywood Assembly of God from Earl Henry and wife, Virginia W. Henry by deed in Book 4159, page 448, and being a portion of the property conveyed to C. C. Grace, H. C. Meek, and J. L. Schaffer, Trustees for the Joywood Assembly of God Church from D. E. Rawls and wife, Alice M. Rawls of record in Book 2547, Page 205, Register's Office of Davidson County, Tennessee.

Included in the above description, but excluded herefrom is the following described property:

Being a right-of-way and temporary construction easement in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easement being located along the existing northerly right-of-way margin of Trinity Lane and being a part of the Joywood Assembly of God Trustees property as of record in Deed Book 5773, Page 303, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Right- of-Way
Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the southeasterly corner of the aforementioned Joywood Assembly of God Trustees property; Thence, along said northerly right-of-way margin N 85 deg. 27' 31" W, 100.01 feet, to a point, said point being the southwesterly corner of said Joywood Assembly of God trustees property; Thence, along the westerly boundary N 5 deg. 4' 30" E, 5.00 feet, to a point on said westerly boundary; Thence, leaving said boundary with a new line S 85 deg. 27' 31" E, 100.01 feet, to a point on the easterly boundary of said Joywood Assembly of God Trustees property; Thence, along said easterly boundary S 5 deg. 4' 30" W, 5.00 feet, more or less, to the point of beginning.

Total right-of-way containing 500 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8362, page 203, said Register's Office.

Tract II – 527 E. Trinity Lane, Nashville, TN 37207

Being Lot No. 28, Section 1, Joywood Heights, of record in Book 1130, Page 91, Register's Office for said County. Said Lot fronts 60 feet on the northerly side of Trinity Lane and runs back between parallel lines, 217 feet to a deed line.

Being the said property conveyed to James M. Bobbit, P. R. Miles, Tipper Childers, James Escue, Roy K. Brawner, Walter Hastings, Trustees of the Joywood Assembly of God, by Warranty Deed from Earl Henry and wife, Virginia W. Henry, of record in Book 4159, Page 448, in the Register's Office for Davidson County, Tennessee, dated Jully 29, 1967, and recorded on August 8, 1967.

Tract III – 529 E. Trinity Lane, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Joywood Heights, Sections 1, of record in Plan Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Included in the above description but excluded therefrom is the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Lealand D. Watts and wife, Winnifred A. Watts, of record in Book 8390, Page 935, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joywood Bridge of Hope Assembly of God Church, Inc., by Quit Claim Deed from Tennessee District Council of the Assemblies of God, Inc., a Tennessee Corporation, of record in Instrument No. 20050201-0011504, in the Register's Office for Davidson County, Tennessee, dated January 27, 2005, and recorded on February 1, 2005.

Tract IV – 531 E. Trinity Lane, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 30, as shown on the map entitled Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joywood Bridge of Hope Assembly of God Church, a Tennessee non-profit corporation, by Warranty Deed from Curtis Doss and Lena Doss, husband and wife, of record in Instrument No. 20030714-0097698, in the Register's Office for Davidson County, Tennessee, dated July 1, 2003, and recorded on July 14, 2003, and corrected as Instrument No. 20061208-0151972.

NOTE: The following Instruments of record in Register's Office of Davidson County, Tennessee: Book 6826, Page 976, Book 8827, Page 29, Book 9273, Page 79, Instrument No. 20030714-0097698, Instrument No. 20040830-0104545, Instrument No. 20061208-0151972, and Deed of Trust in Instrument No. 20030714-0097699 erroneously recites as Lot 30 as Lot 10 and reference in the legal descriptions of said Instruments should be Lot 30.