Karen Johnson Davidson County
Batch# 957953 DEEDWARRSP
01/05/2023 08:40:30 AM 9 pgs
Fees: $48.00 Taxes: $17,482.50
20230105-0000798

Certificate of Authenticity

I, Nicholas Fraid, 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 January 4, 2023.

Affiant Signature

1-4-23
Date

State of IL
County of Cook

Sworn to and subscribed before me this 4 day of Jan, 2023.

Notary's Signature

OFFICIAL SEAL
KIMBERLI M MONTES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/11/24

My Commission Expires: 8-11-24
Date

Notary's Seal (if on paper)

This Instrument Prepared By:

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

Return To:
Vulcan Lands, Inc
c/o Vulcan Materials Co
1200 Urban Center Dr.
Birmingham, AL 35242

22-314/2 1/1

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.		
Vulcan Lands, Inc.	Vulcan Lands, Inc.	Map:	86.00	86.00
c/o Vulcan Materials Company	c/o Vulcan Materials Co.	Grp:		
1200 Urban Center Dr.	1200 Urban Center Dr.	Parcel:	55.00	56.00
Birmingham, AL 35242	Birmingham, AL 35242			

SPECIAL WARRANTY DEED

THIS INSTRUMENT is made and entered into this 15th day of December 2022, by and between **TENNESSEE-WESTERN KENTUCKY CONFERENCE OF THE UNITED METHODIST CHURCH, INC. as successor in interest to the Dodson Chapel United Methodist Church, Inc ("Grantor")** and **VULCAN LANDS, INC.** ("**Grantee**");

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"**).

This is unimproved property, known as 4107 & 4186 Dodson Chapel Road, Hermitage, TN 37076

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its assigns and successors, forever. 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.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its assigns and successors, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

202301050000798

Witness our hands this 15th day of December 2022.

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

GRANTOR:

TENNESSEE-WESTERN KENTUCKY CONFERENCE OF THE UNITED METHODIST CHURCH, INC. as successor in interest to the Dodson Chapel United Methodist Church

By: _____
Trustee, Officer

By: _____
Carolyn S Wenzel, Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Alice Grunau of the State and County aforesaid, personally appeared Charlie Warfield, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be an Officer of the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such office holder, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself/herself as an Officer.

WITNESS my hand and seal, this 15th day of December 2022.

_____
Notary Public

My Commission Expires: 1/6/2025

ALICE GRUNAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Alice Grunau of the State and County aforesaid, personally appeared Carolyn S Wenzel, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be an Officer of the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such office holder, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself/herself as an Officer.

WITNESS my hand and seal, this 15th day of December 2022.

_____
Notary Public

My Commission Expires: 1/6/2025

ALICE GRUNAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $4,725,000.00.

Affiant/Grantee
VULCAN LANDS, INC

By: _____
Name: Lindsay L. Sims
Title: Pres

Subscribed and sworn to before me this 3rd day of ~~December 2022~~ January 2023.

_____
Notary Public

Charles Samuel Todd
Notary Public, Alabama State At Large
My Commission Expires March 7, 2025

My Commission Expires: March 7, 2025

Attachment "A"

Legal Description

PARCEL 1 (PIN 08600005500 - 4186 Dodson Rd)

Tract 1

Bounded on the north by the Susan Basham, Et al property Q.C.D. 200202060016741, the west by the old Dodson line, the south by Dodson Chapel Lane (Bill # 2001-788) formerly Nashville and Chattanooga Railway, on the east by the Dodson Chapel Road a.k.a. Steward Ferry now abandoned and further described as follows;

Being an Iron Rod set at the northeast corner of the herein described tract of land as recorded in Deed Book 2439, page 239 R.O.D.C. and a point in the existing right-of-way of Dodson Chapel Court (Bill # 2001-828) formerly known as Dodson Chapel Road as shown in records office Public Works as project D-46-24, said point being the Point of
Beginning.

Thence with a line bounded on the east by the old Dodson Chapel School site as described in Deed Book 388, page 602 and the center line of Dodson Chapel Road more or less, now abandoned, South 6° 24' 04" West, 716.70 feet to a new railroad spike in the centerline of the N.C. and St. Louis Railway now abandoned;

Thence continuing with the railroad and the southerly line of the herein described tract of land, South 36° 33' 04" West, 189.20' to a new iron rod;

Thence South 45° 53'04" West, 243.80' to a new iron rod and the most southwesterly corner of the herein described tract;

Thence along the old Dodson Line and the westerly line of the herein described tract North 6° 24' 04" East, 1071.70' to a new iron rod set in an old fence line;

Thence with said fence and the northerly line of the herein tract South 82° 51' 33" East, 250.07' more or less to the Point of Beginning;

Said tract of land contains 227334.90 square feet or 5.22 acres more or less.

Included in the above description but excluded for public right of way are two portions of land containing a combined area of 16997.65 square feet retained by The Metropolitan Government of Nashville and Davidson County, Tennessee as further described;

Beginning at a new railroad spike at the southeasterly corner of the above described tract at the center line of the abandoned N.C. and St. Louis Railway thence continuing with the railroad and the southerly line of the herein described portion of land, South 36° 33' 04" West, 189.20' to a new iron rod;

Thence South 45° 53'04" West, 243.80' to a new iron rod and the most southwesterly corner of the herein portion of land;
Thence North 6° 24' 04" East, 45.45' to a new iron rod set in the westerly line of the above described tract.

Thence with a division line and a curve to the left having a radius of 1174.00 feet and a curve length of 233.08', Chord bearing of North 41° 47' 25" East, and a chord distance of 232.70' to a new iron rod;

Thence North 36° 06' 13" East, 186.40' to a new iron rod;

Thence with a curve to the right having a radius of 578.85' and a curve length of 71.11', a chord bearing of North 25° 13' 26" East, 71.07', to a new iron rod;

Thence South 6° 24' 04" West, 112.55' to the beginning point;

Said portion of land contains 16892.06 square feet or 0.39 acres more or less.

Being an Iron Rod set at the north east corner of Tract 1, and a point in the existing right-of-way of Dodson Chapel Court formerly known as Dodson Chapel Road as shown in records office Public Works as project D-46-24;

Thence with the easterly line of said tract South 6° 24' 04" West, 16.58' to a point;

Thence with the present right of way of Dodson Chapel Court and a curve to the right having a radius of 101.21' and a curve length of 20.55' to a point on the northerly line of

Thence South 82° 51' 33" East, 11.88' to the beginning point;

Said portion of land contains 105.59 square feet or 0.002 acres.

Tract 2

A triangular piece of property bounded on the east by the Nashville and Chattanooga Railway now Dodson Chapel Road (Bill 2001-828) formerly Chandler Road west by Dodson Chapel Road a.k.a. Steward Ferry Road now abandoned and the north by the Dodson Chapel Methodist Church now Dodson Chapel Court and further described as follows;

Being an Iron Rod set at the northwest corner of the herein described tract of land as recorded in Deed Book 388, page 602 R.O.D.C., and formerly the southwest corner of the Dodson Chapel Methodist Church lot and a point in the existing right-of-way of Dodson Chapel Court formerly known as Dodson Chapel Road a.k.a. Steward Ferry as shown in records office Public Works as project D-46-24, said point being the Point of Beginning.

Thence with a line easterly South 82° 49' 56" East, 377.12' to a point in the westerly right-of-way of Dodson Chapel Road (Bill # 2001-828) formerly Chandler Road;

Thence with the westerly margin of Dodson Chapel Road southerly bearing South 37° 03' 42" West, 621.64' to a new iron rod;

Thence with a curve to the left having a Radius of 553.85', a curve length of 155.16', chord bearing of South 29° 15'31" West, chord distance of 154.65' to a new railroad spike set in the easterly line of Tract 1 recorded in Book 2439, page 239 R.O.D.C.;

Thence northerly with the centerline of Dodson Chapel Road a.k.a Steward Ferry now abandoned, bounded on the east by the Dodson School site and the west by Tract 1, North 6° 24' 04" East, 78.26' to a new railroad spike;

Thence continuing North 6° 24' 04" East, 587.57' to a new iron rod set in the margin of Dodson Chapel Court;

Thence continuing North 6° 24' 04" East, 16.58' to the Point of Beginning;

Said tract contains 121558.85 square feet or 2.79 acres more or less.

Included in the above description but excluded for public right of way is a portion of land containing 31939.82 square feet retained by The Metropolitan Government of Nashville and Davidson County, Tennessee and a portion of land recorded in Deed book 3400, page 107 to the Dodson Chapel M.E. Church containing 3649.16 square feet more or less as further described.

Dedication of Right of Way

Being an Iron Rod set at the northwest corner of Tract 2 and the northeast corner of Tract 1 and the southwest corner of the Dodson Chapel M.E. Church, and a point in the existing right-of-way of Dodson Chapel Court formerly known as Dodson Chapel Road as shown in records office Public Works as project D-46-24, said point being the Point of
Beginning;

Thence South 82° 49' 56" East, 75.49' to a point in the northerly margin of Dodson Chapel Court;

Thence continuing with the northerly margin of Dodson Chapel Court South 82° 49' 56" East, 91.63' to point at a pc of a curve;

Thence with a curve to the right having a radius of 344.48' a curve length of 169.35, a chord bearing of South 68° 44' 56" East and a chord length of 167.65.

Thence with a curve to the left having a radius of 20 feet, a curve length of 32.17 feet, a chord bearing of North 83° 08'27" East, and a chord length of 28.81' to a point on the westerly margin of Dodson Chapel Road (Bill #2001-828) formerly Chandler Road;

Thence South 37° 03' 42" West, 582.64' to a new iron rod in the westerly margin of Dodson Chapel Road;

Thence with a curve to the left having a Radius of 553.85', a curve length of 155.16', chord bearing of South 29° 15'31" West, chord distance of 154.65' to a new railroad spike set in the easterly line of Tract 1 recorded in Book 388, page 602 R.O.D.C.;

Thence northerly with the centerline of Dodson Chapel Road now abandoned bounded on the east by the Dodson School site and the west by Tract 1, North 6° 24' 04" East, 78.26' to a new railroad spike;

Thence northerly and with a curve to the right having a radius of 578.85', a curve length of 86.29', a chord bearing of North 33° 00' 50" East, a chord distance of 86.21' to a new

Thence North 37° 17' 04" East, 487.19' to a new railroad spike set in asphalt drive;

Thence with a curve to the left having a radius of 25', a curve length of 37.29' a chord bearing of North 9° 58'43" West and a chord distance of 33.93' to a new iron rod set in the southerly margin of Dodson Chapel Court.

Thence with said Right of Way with a curve to the left having a radius of 294.48', a curve length of 115.98', a chord bearing of North 71° 33' 00" West, 115.23';

Thence North 82° 49' 56" West, 91.63' to a chiseled X in a rock outcrop:

Thence with a curve to the right with a radius of 101.21', a curve length of 84.87', a chord bearing of North 58° 48' 46" West, and a chord distance of 82.40' to a point in the easterly line of Tract 1;

Thence in a northerly direction and leaving the Right of Way of Dodson Chapel Court North 6° 24' 04" East,

16.58' to the Point of Beginning;

Said portion of land for Right of Way contains 31939.82 square feet or 0.73 acres. Dodson Chapel M.E. Church

Property

Beginning at a point in the westerly margin of Dodson Chapel Road formerly Chandler Road and the northeast corner of The Dodson Chapel School property recorded in Deed Book 388, page 602 R.O.D.C. and the southeast corner of the Dodson Chapel Methodist Church;

Thence South 37° 03' 42" West, 39' to a point;

Thence with the Right-of-Way of Dodson Chapel Court and a curve to the Right having a radius of 20' and a curve length of 32.17' to a point;

Thence with a curve to the left having a radius of 344.48' and a curve length of 169.35 feet to a point on the northerly margin of Dodson Chapel Court.

Thence easterly bounded on the north by the Dodson Chapel M.E. Church South 82° 49, 56" East 210' to the Point of Beginning;

Said portion of land containing 3649.16 square feet or 0.08 acres.

PARCEL 2 **(PIN 08600005600 - 4107 Dodson Rd)**

Composed of three (3) tracts of land described in Book 350, page 416, Book 3400, page 107 and Book 6285, page 307, Register's Office for Davidson County, Tennessee.

Church Property

Land lying and being situated in the Fourth Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Barry Greer and Associates, dated September 13, 1984 and being more particularly described as follows:

Beginning at an iron pin in the west margin of Chandler Road, being the northeast corner of herein described property, also being the southeast corner of the Sarah Dodson Stanford & Betty Dodson Morgan tract, as of record in Will Book 108, page 266, as of record in Davidson County Probate Court; thence in a southwesterly direction with the west margin of Chandler Road with a curve to the right having a radius of 4,097.65 feet, a distance of 461.76 feet, a chord bearing of South 31°04'42" West, a chord distance of 461.52 feet, to the northwest corner of Chandler Road and Dodson Chapel Road; thence with the North margin of Dodson Chapel Road, North 60°10'09" West, a distance of 43.76 feet to an iron pin; thence with a curve to the left, having a radius of 321.44 feet, a distance of 126.76 feet, a chord bearing of North 71°28'01" West, a chord distance of 125.94 feet to an iron pin; thence North 82°45'53" West, a distance of 109.59 feet to an iron pin; thence with a curve to the right having a radius of 52.83 feet, a distance of 79.76 feet, a chord bearing of North 39°30'58" West, a chord distance of 72.40 feet to an iron pin; thence North 03°43'58" East, a distance of 140.77 feet to an iron pin; thence North 06° East, a distance of 200.06 feet to an iron pin; thence leaving Dodson Chapel Road, South 81°56'29" East, a distance of 368.88 feet to an iron pin; thence 81°13'14" East, a distance of 156.91 feet to the point of beginning, containing 3.97 acres, more or less.

Being the same property conveyed to The Trustees of the Dodson Chapel Methodist Episcopal Church South, of Tennessee by Deed dated from W.O. Dodson and J.M. Dodson of record in Book 350, Page 416, on October 11, 1907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dodson Chapel M.E. Church, its successors by Warranty Deed dated from Davidson County Board of Education of record in Book 3400, Page 107, on June 11, 1962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Davidson County Board of Education, its successors by Warranty Deed dated 04/22/1955 from Mrs. Hattie May Dodson, a Widow, Mrs. Sara Agnes Dodson Akin and husband, William F. Akin, and Miss Betty Ann Dodson of record in Book 2439, Page 239, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Thomas, Chairman of the Trustees for Dodson Chapel United Methodist Church by Warranty Deed dated from John Hubert Swift and wife, Marsha P. Swift of record in Book 6285, Page 307, on May 4, 1984, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dodson Chapel United Methodist Church by Quit Claim Deed dated from The Metropolitan Government of Nashville and Davidson County of record in Instrument 200806200063599, on June 20, 2008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dodson Chapel United Methodist Church, Inc., A Tennessee not-for-Profit Corporation, Its Successors and Assigns by Quit Claim Deed dated from Annette Doris, Mark Harrington, Harriet Mcreynolds, Don Nicholson, Bennie Garren and Bailey Kissner, Being All of the Trustees of Dodson Chapel United Methodist Church of record in Instrument 200812180121271, on December 18, 2008, Register's Office for Davidson County, Tennessee.

During the Tennessee Annual Conference on May 20, 2021, it was resolved that Dodson Chapel United Methodist Church cease to be an operating church facility due to a devastating tornado on March 10, 2020, that destroyed the Dodson United Methodist Church's structures. It was further resolved that the Trustees of the Tennessee-Western Kentucky Conference of The United Methodist Church, Inc. take full possession the of the property and have the authorization to sell the real property, consistent with the provisions of The Book of Discipline.