Karen Johnson Davidson County
Batch# 967783 DEEDWARR
02/06/2023 09:34:36 AM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20230206-0008362

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Overall Creek Arboretum, LLC 4341 Pecan Valley Road Nashville, TN 37218	Same	114-00-0-055.00 114-00-0-063.00 114-00-0-288.00

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FIRST UNITED PENTECOSTAL CHURCH NASHVILLE, INC., a Tennessee nonprofit religious corporation ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto OVERALL CREEK ARBORETUM, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly on Exhibit "A" attached hereto (the "Subject Property").

The Subject Property is conveyed to Grantee subject to the matters described on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

There has been a proration of *ad valorem* property taxes applicable to the Subject Property between Grantor and Grantee. By Grantee's acceptance and recordation of this General Warranty Deed, Grantee hereby assumes and agrees to pay all *ad valorem* property taxes and assessments assessed against the Subject Property, including, but not limited to, any Greenbelt roll-back taxes. Grantee further agrees to save, defend, indemnify and hold Grantor harmless from all such taxes and assessments.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, effective as of the 3rd day of February, 2023.

GRANTOR:

FIRST UNITED PENTECOSTAL CHURCH
OF NASHVILLE, INC.

By: _____
Rev. Roy Duke, Pastor

By: _____
Phillip Hampton, Secretary / Treasurer

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared Rev. Roy Duke and Phillip Hampton, each with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged himself to be Pastor and Secretary/Treasurer, respectively (or other officer authorized to execute the instrument), of FIRST UNITED PENTECOSTAL CHURCH OF NASHVILLE, INC., the within named bargainor, a Tennessee nonprofit religious corporation, and that each, as such Pastor and Secretary/Treasurer, respectively, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Pastor and Secretary/Treasurer, respectively.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 3rd day of February, 2023.

Amy Hankins
Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00).

AFFIANT

Sworn to and subscribed before me, this 3rd day of February, 2023.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

SUBJECT PROPERTY DESCRIPTION

LAND in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee:

BEGINNING at an Iron Pin Found (IPF) on the north Right of Way (R.O.W.) of Charlotte Pike at the southeast corner of Adalberto Discua, as recorded in Instrument #20180920-0093317, Register's Office Davidson County (R.O.D.C.); thence, leaving the north R.O.W. of said pike with Discua, N 39°12'46" W, passing a 100' TVA Transmission Line Easement and passing a fence post at 476.89', a total distance of 552.09' to a Point in the center of Overall Creek on the east boundary of Albert Stockell III, as recorded in Deed Book 5639, Page 881, R.O.D.C.; thence, with Stockell III and the center of said creek, the following calls: N 22°48'46" W, a distance of 2.18' to a Point; N 02°33'45" W, a distance of 53.25' to a Point; N 14°20'25" E, a distance of 36.32' to a Point; N 19°30'10" W, a distance of 28.53' to a Point; N 15°53'46" W, a distance of 58.16' to a Point; N 02°49'19" W, a distance of 49.30' to a Point; N 17°30'05" W, a distance of 19.06' to a Point; N 45°26'02" W, a distance of 90.74' to a Point at the northeast corner of Stockell III; thence, leaving said creek and continuing with Stockell III, N 82°00'55" W, passing the northeast corner of Susan Snow as recorded in Instrument #20181130-0116775, a distance of 2419.16' to an IPF at the eastern most southeast corner of Future Rentals, LLC, as recorded in Instrument #20180611-0055559, R.O.D.C.; thence, with Future Rentals, LLC, N 06°16'54" E, a distance of 596.69' to an IPF at the southeast corner of Vance Watters, as recorded in Instrument #20170721-0074083, R.O.D.C.; thence, with Watters, S 81°51'11" E, a distance of 1642.11' to an IPF at the northwest corner of Jason and Erica Adkins, as recorded in Instrument #20150729-0074602, R.O.D.C.; thence, with Adkins, the following calls: S 05°12'42" W, a distance of 163.01' to an IPF at the southwest corner of Adkins; S 73°39'10" E, a distance of 446.13' to an IPF; S 87°55'43" E, passing the southwest corner of First United Pentecostal Church Nashville, Inc, as recorded in Instrument #20090722-0068786, R.O.D.C. a distance of 397.83' to a Point in the center of Overall Creek; thence, leaving First United Pentecostal Church Nashville, Inc, (Instrument #20090722-0068786) with a new First United Pentecostal Church Nashville, Inc, (Instrument #20170612-0058586), severance line and the center of said creek the following calls: S 31°22'12" W, a distance of 110.34' to a Point; S 53°20'51" W, a distance of 33.50' to a Point; thence S 31°18'25" W, a distance of 47.17' to a Point; S 18°41'55" W, a distance of 51.72' to a Point; S 10°34'17" W, a distance of 42.59' to a Point; thence, leaving said creek and continuing with said severance line, S 39°34'42" E, passing an Iron Pin Set a distance of 150.00' to an IPF in the 100' R.O.W. of TVA Transmission Line Easement, at the northwest corner of First United Pentecostal Church Nashville, Inc, as recorded in Instrument #201806629-0063220, R.O.D.C.; thence, leaving said severance line with First United Pentecostal Church Nashville, Inc, S 39°34'42" E, a distance of 209.90' to an IPF on the north R.O.W. of Charlotte Pike at the southwest corner of First United Pentecostal Church Nashville, Inc; thence, leaving First United Pentecostal Church Nashville, Inc, with the north R.O.W. of said pike, the following calls: S 50°21'03" W, a distance of 99.93' to an IPF; S 50°24'52" W, a distance of 99.99' to the Point of Beginning. Containing 32.62 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on August 31, 2022.

BEING the same property as conveyed to First United Pentecostal Church Nashville, Inc. by deed from Michael F. Mondelli, Anne H. Mondelli, James V. Mondelli, Paula D. Mondelli, Leslie L. Mondelli, Jr., Frank E. Mondelli, Gail E. Mondelli, Mark L. Mondelli, and Brenda D. Mondelli, as dated June 9th, 2017, as recorded in Instrument #20170612-0058586, and a portion of the same property as conveyed to First United Pentecostal Church Nashville, Inc, by deed from Jackson M. Grizzard and Wife, Marjorie P. Grizzard, as dated June 27, 2018, as recorded in Instrument #20180629-0063219, Register's Office of Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Matters shown on the Plan of record in Minute Book H, page 487, County Court for Davidson County, Tennessee.

4. Easement to the The Tennessee Electric Power Company of record in Book 787, page 12, said Register's Office.

5. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, page 730, and Book 5258, page 264, said Register's Office.

6. Agreement for Dedication of Easements for Public Utilities of record in Book 8840, page 886, said Register's Office.

7. Agreement for Dedication of Easements for Public Utilities Easement of record in Instrument No. 20050912-0109443 and Instrument No. 20050912-0109444, said Register' Office.

8. Easements in Order of record in Instrument No. 20061002-0122003, said Register's Office.

9. Application for Greenbelt Assessment of record in Instrument No. 20180125-0007988, said Register's Office.

10. Easement for the flow of the water of Overall Creek and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the water of Overall Creek, free from diminution or pollution.

12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Overall Creek.

13. All matters shown on the plat of survey by J. Mark Cantrell, Tenn. RLS No. 1859, with T-Square Engineering, dated January 6, 2023, and designated as Job No. Project: 21-0934.

14. Rights of parties in possession, under unrecorded leases, as tenants only.