Karen Johnson Davidson County
Batch# 996249 DEEDQC
04/26/2023 08:24:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230426-0030483

This Instrument Prepared By:

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

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.
Trinity Community Commons		Map: 071
204 East Trinity Lane Nashville TN 37207	SAME	Grp: 7
		Parcel: 178.00

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into this 14th day of June, 2022, by and between **TENNESSEE-WESTERN KENTUCKY CONFERENCE, UNITED METHODIST CHURCH, INC. as successor in interest to Trinity United Methodist Church** ("**Grantor**") and **Trinity Community Commons, a Tennessee not-for-profit corporation** ("**Grantee**");

WITNESSETH:

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 following described real estate:

> Beginning on the south west Corner of the intersection of the Old Dickerson road now knows as Meridian Ave, and Trinity Ave running thence southwardly with the center of said Old Dickerson Road 302 28/100 ft to a point in the Center of said Road, Thence at right angles Westwardly, 144 1/10 feet to a point thence at right angles Northwardly 299 feet to a point at the center of Trinity Ave; thence along the Center of said Trinity Ave 144 1/10 feet to the beginning.
>
> Being the same property conveyed to Trustees of TRINITY-METHODIST EPISCOPAL CHURCH SOUTH by Warranty Deed from W B WALTON in Deed Book 291, page 280, recorded September 3, 1904, Register's Office of Davidson County, Tennessee.
>
> This property is improved property and known as 204 East Trinity Lane, Nashville, Tennessee 37207

In the event that the Grantee loses its 501(c)(3) nonprofit status; files for bankruptcy; is subject to receivership; attempts to sell or transfer the property to another entity without express Grantor approval as outlined below; participates in activities that violate the provisions of the Book of Discipline of The United Methodist Church (hereinafter "UMC Book of Discipline"); or ceases to be a covenant entity as defined in UMC Book of Discipline ¶ 2517, then the property shall revert to the Grantor, and this deed shall become forfeited and all rights to the property herein conveyed shall at once revert to and revest in and become the property of Grantor, its successors or assigns without any declaration of forfeiture or act of re-entry, and without any other act by Grantor to be performed. For purposes of the foregoing sentence, "files for bankruptcy"

shall refer the commencement of a case under the United States Bankruptcy Code [11 U.S.C. §§ 101 *et seq.*] in which the Grantee is a debtor and "is subject to receivership" shall refer to the commencement of a case under federal law or the laws of any State concerning the appointment of a receiver who would exercise control over the property. For purposes of the foregoing, if the Grantee seeks permission to transfer the property, approval will not be unreasonably withheld or delayed by the Grantor, however, for purposes of the foregoing, it shall not be deemed unreasonable for the Grantor to withhold or delay approval if the Grantee seeks to transfer the Property to a for-profit entity or to an entity whose purposes and/or activities are inconsistent with the social principles of the UMC Book of Discipline or would undermine the ministry and mission of the United Methodist Church.

This deed was prepared based upon information provided by the grantee, and no warranty or other representation is made by the preparer or grantor and no express or implied opinion is given as to the marketability or condition of the title, the quantity of lands included therein or structures located thereon, the location of the boundaries, thereof, or the existence of encumbrances or any other matters affecting the property or the nature of the title thereto.

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

GRANTOR:

TENNESSEE-WESTERN KENTUCKY CONFERENCE, UNITED METHODIST CHURCH, INC. as successor in interest to Trinity United Methodist Church

By: _____
Jay Voorhees, Officer

By: _____
Raúl B. Alegría, Officer

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal, this 14th day of June, 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 Raul Alegria, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Officer of the within named bargainor, a Tennessee nonprofit corporation, and that he as such office holder, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as an Officer.

WITNESS my hand and seal, this 14th day of June, 2022.

Alice Grunau
Notary Public

My Commission Expires: 1/06/2025

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 $ 10.00.

Affiant/Grantee

Trinity Community Commons, a Tennessee not for profit corporation

By: _____
Name: Nate Paulk
Title: Executive Director

Subscribed and sworn to before me this 12 day of April, ~~2022.~~ 2023

_____
Notary Public

My Commission Expires: 3-6-2024

Individual Files\UMC\TWK UMC\Closed Churches\Pennington UMC\2022.04.26 QC-TWK to Pennington.doc

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY