Karen Johnson Davidson County
Batch# 997333 DEEDWARR
04/28/2023 09 37 10 AM 6 pgs
Fees $33 00 Taxes $5,217 00
20230428-0031392

This Instrument Prepared By
Tracy L Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No
3539 Dickerson Pike, LLC 9020 Overlook Blvd., Suite 120 Brentwood, TN 37027	3539 Dickerson Pike, LLC 9020 Overlook Blvd., Suite 120 Brentwood, TN 37027	05101004600, 05105001600, and 05101007600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Four Hundred Ten Thousand and 00/100 Dollars ($1,410,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of April, 2023.

Notary Public

My Commission Expires. 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

For and in the consideration of the sum of One Million Four Hundred Ten Thousand and 00/100 Dollars ($1,410,000.00), the receipt and sufficiency of which are hereby acknowledged, CHILDREN OF GOD OPENING DOORS, INC a/k/a C-GOD, INC., a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 3539 DICKERSON PIKE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property being approximately 22.64 acres located on Due West Valley and 933 Due West Valley Dr., Madison, TN 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 26th day of April, 2023.

[SIGNATURE APPEARS ON THE FOLLOWING PAG

GRANTOR:

CHILDREN OF GOD OPENING DOORS, INC.
a/k/a C-GOD, Inc , a Tennessee nonprofit
corporation

By: _____
Mike Richmond, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Mike Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Children of God Opening Doors, Inc. a/k/a C-GOD, Inc , the within named bargainor, a Tennessee nonprofit corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President

Witness my hand and seal, at Office in the aforesaid county and state, this 10th day of April, 2023.

_____
Notary Public

My Commission Expires _____

CHELSEA L MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

[SIGNATURE PAGE TO GENERAL WARRANTY DEED]

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

A Tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 2/29/96, Project Number 96-003 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set at the southeasterly corner of Odis Bennett, et ux of record in deed book 2909, page 385 R.O.D.C. TN and the northeasterly corner of Jerry Westbrook, et ux of record in deed book 4241, page 666 R.O.D.C. TN; said point also being on the westerly boundary of Terry Jackson of record in deed book 6951, page 806 R.O.D.0 TN; and proceeding as follows.

1. With said Terry Jackson S 09 deg 27'49" E 156.03 feet to an existing iron pin; thence,

2. With the westerly boundary of Michael Rhule & Jerilee Wiggs of record in deed book 9834, page 944 R.O.D.0 TN S 10 deg 08' 33" E 697.46 feet to an existing iron pin; thence,

3. With the northerly boundary of Cecil Webb, et ux of record in deed book 1389, page 498 R.O.D.0 TN and the northerly and easterly boundary H.B. Goodrich of record in deed book 7454, page 103 R.O.D.C. TN N 88 deg 49' 58" W 1002.72 feet to a PK Nail set in the base of a 36" tree; said line passes at 434.90 feet an existing iron pin; thence,

4. N 02 deg 39' 25" E 378.15 feet to an existing iron pin; thence,

5. With the easterly boundary of John B. Gibbs of record in deed book 9342, page 195 R.O.D.C. TN N 02 deg 14' 11" E 302.58 feet to an existing iron pin; thence,

6. N 03 deg 09' 55" E 304.45 feet to an existing iron pin; thence,

7. With the easterly boundary of Joel W. Hemphill, et ux of record in deed book 7610, page 135 R.O.D.C. TN and Alan C. Smith of record in deed book 8214, page 829, R.O.D.C. TN N 02 deg 39' 55" E 160.94 feet to an iron pin set; thence,

8. With the southerly boundary of Map 051-01, Parcels 37,38, & 40 S 85 deg 28' 39" E 205.85 feet to an existing iron pin; thence,

9. S 87 deg 13' 14" E 107.29 feet to an existing iron pin; thence,

10. With the westerly and southerly boundary of Odis Bennett, et ux of record in deed book 2909, page 385 R.O.D.0 TN S 10 deg 17' 49" E 300.52 feet to an existing iron pin; thence,

11. S 88 deg 59' 11" E 434.39 feet to the point of beginning. Containing 864,630 square feet or 19.85 acres more or less.

Being the same property conveyed to CHILDREN OF GOD OPENING DOORS, INC., by deed from JERRY D. WESTBROOK AND WIFE, NANCY J. WESTBROOK, of record in Instrument No. 20030324-0038929, dated March 18, 2003, in the Register's Office for Davidson County, Tennessee.

TRACT 2:

A tract of land in the Second Civil District of Davidson County, Tennessee and being shown as Tract 2 on the survey of R. L. Montoya, dated March 26, 1986. Job No. 86-2-37, described as follows:

Beginning at a point 160.00 feet east of the easterly margin of a 50 foot unnamed street, said point being the northwest corner of this tract and the northeast corner of the 1.00 acre tract 1 shown on said survey and lying on the southerly margin of a 25 foot alley; thence with said margin of said alley, south 89 degrees, 26 minutes, 25 seconds east 170.00 feet to a point; thence leaving said margin of said alley, south 4 degrees 22 minutes 24 seconds east 457.67 feet to an iron pin; thence north 85 degrees 45 minutes 40 seconds west 369.84 feet to an iron pin; thence north 5 degrees 54 minutes 48 seconds west 194.37 feet to a point, the southwest corner of tract 1; thence with the southerly line of tract 1, north 83 degrees 45 minutes 27 seconds east 208.91 feet to a point, the southeast corner of tract 1; thence north 6 degrees 14 minutes 49 seconds west 215.92 feet to the point of beginning containing 2.71 acres, according to said survey.

Being the same property conveyed to C-GOD, INC., by deed from TERRY JACKSON, UNMARRIED, of record in Instrument No. 20030415-0050069, dated April 7, 2003, in the Register's Office for Davidson County, Tennessee. For further reference see report of sale in Instrument No. 20171117-0118306 and Instrument No. 20171117-0118308, in said Register's Office, and the Decree for Redemption in Instrument No. 20220428-0049296, in said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Access Easement Deed of record in Instrument No. 20030324-0038928, in the Register's Office for Davidson County, Tennessee.