Karen Johnson Davidson County
Batch# 997333 DEEDQC
04/28/2023 09 37 10 AM 4 pgs
Fees $22 00 Taxes $0 00
20230428-0031393

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

QUITCLAIM DEED

Address New Owner(s):	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 for this transfer is Ten and 00/100 Dollars ($10.00).

Affiant

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

Notary Public

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

My Commission Expires: 11/2/2026

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00), 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"), does hereby quitclaim unto **3539 DICKERSON PIKE, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, 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.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This property is conveyed as of the 26th day of April, 2023.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness may hand on the date set forth above

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 26th 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

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and west by the Amy Shonting tract as recorded in IN. 2005412120149218, Register's Office Davidson County, Tennessee RODC., on the north and west by the Amy Shonting tract as recorded in IN 201808300086133, on the west by the Alan Smith tract as recorded in Book 8214, Page 829, RODC, on the north by the PNI, Inc tract as recorded in IN. 201810160102618, RODC., by the Alton and Linda Whittemore tract as recorded in Bk. 10617, Pg. 721, RODC, by the Deborah Smith tract ac recorded in IN. 2008706030056169, RODC, on the north, west and east by the Thomas Gentry and Julia Huskey tract as recorded in 201706050055559, RODC. On the north and west by the Kimberly Moore tract as recorded in IN. 200510180125761, RODC., on the south by the southern Right of Way (ROW) of Due West Valley Drive, on the east by the Michael and Rhea Hilt tract as recorded in IN. 202011050129920, RODC., on the south and west by the Kelly Lavely tract as recorded in IN. 202112010159124, RODC., on the south by the MDHA tract as recorded in IN. 202010020114319, RODC , on the south and west by the Margaret and Ronald Toski tract as recorded in IN. 201806220060580, RODC. and on the west by the Nesuan N. Chalky tract as recorded in IN. 202110130137739 RODC. Tract being Described as follows:

Point of Commencement being an iron rod with a cap marked "Bruce Rainey" at the southwestern corner of the said Amy Shonting tract and being on said western ROW; thence with the common line of the said Amy Shonting tract South 85°35'46" East a distance of 478.45' to an iron rod new; thence North 02°26'14" East a distance of 91 16' to a ½" iron rod old; thence South 83°23'21" East a distance of 834.20' to Point of beginning being; thence North 07°13'37" East a distance of 162.01' to an existing fence post, thence with the common line of the said PNI, Inc tract South 80°36'42" East a distance of 97.76' to a ½" iron rod old; thence with the common line of the said Alton and Linda Whittemore tract South 81°52'16" East a distance of 107.80' to a 5/8" iron rod old; thence with the common line of the said Deborah Smith tract South 82°48'20" East a distance of 107.58' to an existing fence post; thence with the common line of the said Thomas Gentry and Julia Husky tract South 06°00'08" East a distance of 300 21' to a 5/8" iron rod old; thence South 84°44'39" East a distance of 434.09' to an iron rod old with cap; thence North 06°03'46" West a distance of 38 18' to a 5/8" iron rod old; thence with the common line of the said Kimberly Moore tract North 84°03'17" East a distance of 208.24' to a 5/8"iron rod old; thence North 06°01'41" West a distance of 216.33' to an iron rod new; thence with said northern ROW North 89°17'07" East a distance of 171 94' to a point; thence with the common line of the said Michael and Rhea Hilt tract South 05°07'46" East a distance of 467.62' to an iron rod new; thence with the common line of the said Kelly Lavely North 84°56'21" West a distance of 381.20' to a 5/8" iron rod; thence South 05°52'00" East a distance of 697.70' to a ½" iron rod old; thence with the common line of the said MDHA tract North 84°37'48" West a distance of 325.18' to a 5/8" iron rod old; thence with the common line of the said Margaret and Ronald Toski tract North 84°11'02" West a distance of 109.67' to a 1/2" iron rod old, thence North 84°35'32" West a distance of 567 93' to a ½" iron rod old; thence North 06°49'55" East a distance of 379.15' to an iron rod old with a cap marked ", thence with the common line of the said Nesuan Chalky tract North 06°59'08" East 604 58' to the point of beginning,

Having an area of 986,203 square feet or 22.64 acres.

Being the same property conveyed by Children of God Opening Doors, Inc. a/k/a C-GOD, Inc. to 3539 Dickerson Pike, LLC, a Tennessee limited liability company, by General Warranty Deed of record in Instrument No. 20230428-0031312 in the Register's Office for Davidson County, Tennessee.

4-26-23