This Instrument Prepared By and Returned To:	This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is **ZERO** United States Dollars ($-0-).
Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067	Affiant Sworn to and subscribed before me this 1 day of June, 2023. Notary Public My Commission Expires: 3/3/26
After Recording Return To The Above.	

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 1st day of June, 2023, among:

CHURCH OF THE CITY, A TENNESSEE CORPORATION

(the "**Grantor**")

Karen Johnson Davidson County
Batch# 1015041 DEEDQC
06/14/2023 02:26:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230614-0045443

AND

ISAIAH 117 HOUSE PROPERTIES, LLC,
A Tennessee Nonprofit Limited Liability Company

(the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section III, Haynes Meade, as of record in Book 3106, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Church of The City, a Tennessee Corporation by Deed from Peggy D. Mathes, Administrator of the Estate of Richard W. Hatfield, dated December 7, 2022, of Record in Instrument No. 20221207-0127701, Register's Office for Davidson County, Tennessee.

AND SUBJECT TO THE RIGHT OF REVERTER WHICH S AN INTEGRAL PART OF THIS QUITCLIAM DEED AND IS ATTACHED AS EXHIBIT "A"

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without

limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CHURCH OF THE CITY, A TENNESSEE CORPORATION

Dick Wells

DICK WELLS,
AUTHORIZED SIGNOR/ TREASURER

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Dick Wells*** 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 ***Authorized Signor/Treasurer*** of ***Church of the City, a Tennessee Corporation*** the within named bargainor, and that he as such ***Authorized Signor/Treasurer*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Authorized Signor/Treasurer***.

Witness my hand and official seal this 15 day of June, 2023.

Karen Riles
Notary Public
My Commission Expires: 12/3/2024

Owner Name & Property Address:
Isaiah 117 House Properties, LLC
1600 Baptist World Center Dr
Nashville, TN 37207

Tax ID: 071-09-0-007-00

Responsible Party For Taxes:
Isaiah 117 House Properties, LLC
1705 State Line Rd
Elizabethton, TN
37643

KAREN RILES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

AGREEMENT TO RETURN REAL ESTATE

This Agreement to Return Real Estate (this "Agreement") is made on this, the 8th day of June, 2023, by and between Church of the City, a Tennessee Nonprofit Corporation, and its assigns, (the "Donor") and Isaiah 117 House Properties, LLC, a Tennessee Nonprofit Limited Liability Company, and its assigns, (the "Donee").

WHEREAS, Donor desires to donate to the Donee certain real estate described as 1600 Baptist World Center Drive, Nashville, Tennessee 37207, being Lot No. 3 on the Plan of Section III, Haynes Meade, Map/Parcel No. 071-09-0-007-00, Recorded in the Davidson County Register of Deeds as Instrument No. 20221007-0127701 (the "Real Property");

WHEREAS, Donee desires to receive a donation of the Real Property from Donor;

WHEREAS, Donor and Donee have agreed that Donee shall return the Real Property to Donor in the event that Donee permanently ceases operations on the Real Property, and the parties acknowledge that this is a conditional gift to the Donee from the Donor, as set forth in this Agreement; and

NOW, FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Return of Real Property.** Donee agrees that, in the event that Donee shall decide to permanently cease operations on the Real Property, defined as operating a transitional/safe house in cooperation with the Nashville DCS office, then the Donee shall return the Real Property to Donor on the terms set forth herein. If Donee ceases operations on the Real Property for a period greater than three months, then Donee shall submit a written plan to the Donor detailing when operations will resume on the Real Property. The written plan shall be subject to approval from the Donor. In the event the written plan is not approved by the Donor, as determined it the Donor's sole discretion, or in the event the Donee ceases operations on the Real Property for a period of time greater than six months, then the Donee shall deliver to Donor a deed conveying and transferring the Real Property back to Donor. Donee shall not sell, transfer, gift or convey the Real Property to any third-party.

2. **Permitted Transfers.** Notwithstanding any contrary provision in this Agreement, Donee shall be permitted to convey the Real Property to its parent or subsidiary organization without any requirement to return the Real Property to Donor provided that such parent or subsidiary shall become a party to this Agreement, bound by its terms and restrictions.

3. **Expenses of Transfer.** All costs and expenses of the transfer including attorney's fees, recording fees, and any and other costs attributable to the preparation of the deed shall be paid by Donor.

4. **Assignment.** Neither party shall be permitted to assign, convey, or otherwise transfer its rights and/or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, Donee shall be permitted to assign its rights and obligations under this Agreement in accordance with the terms of Section 2 of this Agreement.

5. **Entire Agreement.** This Agreement contains the entire understanding of the parties hereto with respect to the subject matter hereof, and no prior or contemporaneous written or oral agreement or understanding pertaining to any such matter shall be effective for any purpose.

6. **Attorney's Fees.** Should any action be brought arising out of this Agreement, including without limitation any action for declaratory or injunctive relief, the prevailing party shall be entitled to reasonable attorney's fees and costs and expenses of investigation incurred in appellate proceedings or in any action or participation in, or in connection with, any case proceeding under Chapter 7, 11, or 13 of the Bankruptcy Code or any successor statutes, and any judgement or decree rendered in any such actions or proceeding shall include an award thereof.

7. **Binding Effect.** The provisions of this Agreement shall inure to the benefit of and be binding upon Donor and Donee and their respective successors and permitted assigns.

8. **No Waiver.** No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

9. **Further Acts.** Each party shall, at the request of the other, execute, acknowledge (if appropriate) and deliver whatever additional documents, and do such other acts, as may be reasonably required in order to accomplish the intent and purposes of this Agreement.

10. **Counterparts.** This Agreement may be executed in counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement.

11. **Amendments.** This Agreement may not be changed or modified except by an instrument in writing executed by the party asserted to be bound thereby.

12. **Governing Law.** This Agreement shall be governed by the laws of the State of Tennessee, without regard to conflict law principles.

13. **Notices.** All communications, notices, and demands of any kind which either party may be required or may desire to give to or serve upon the other, shall be made in writing and delivered by personal service to any party or sent by registered mail, postage paid, return receipt requested, to the following addresses:

To Donor: Church of the City
828 Murfreesboro Road
Franklin, TN 37064

To Donee: Isaiah 117 House Properties, LLC
1705 State Line Road
Elizabethton, TN 37643

Any such notice sent by mail shall be presumed to have been received by the addressee three (3) business days after posting in the United States mail. Either party may change its address by giving the other party written notice of its new address as herein provided.

14. **Headings.** All captions and headings are inserted for the convenience of the parties and shall not be used in any way to modify, limit, or otherwise affect this Agreement.

15. **Severability.** If any term, provisions or condition of this Agreement is determined by a court of other judicial or administrative tribunal to be illegal, void, or otherwise ineffective or not in accordance with public policy, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

16. **Interpretation.** In the event of a dispute or disagreement arising under this Agreement, this Agreement shall be interpreted in accordance with its fair meaning and shall not be interpreted for or against any party on the ground that such party drafted or caused to be drafted this Agreement.

17. **Recording.** This Agreement may be recorded with register of deeds or other similar office in the state and county where the Real Property is located.

IN WITNESS WHEREOF, the parties have executed this Agreement on this the 8th day of June, 2023.

Donor:
Church of the City, Inc.

Dick Wells, Chief Financial Officer

Donee:
Isaiah 117 House Properties, LLC

Sarah Presnell, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared DICK WELLS, 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 Chief Financial Officer of Church of the City, Inc., a Tennessee Nonprofit Corporation, and that he in such capacity being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself in such capacity.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 12/3/2024

KAREN RILES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Washington)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared SARAH PRESNELL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Isaiah 117 House Properties, LLC, a Tennessee Nonprofit Limited Liability Company, and that she in such capacity being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation herself in such capacity.

WITNESS my hand and official seal at Elizabethton, Tennessee, this 12 day of June, 2023.

LAKISHA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

Lakisha Caston
NOTARY PUBLIC
My Commission Expires: 5/27/26

Certificate of Authenticity

I, Nick Harris, 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 June 1, 2023.

Affiant Signature

6/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026