G #36827-5

Box #14

WARRANTY DEED

BARBARA A. MCGINTY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,075,000.00.**

Affiant

Subscribed and sworn to before me, this 11th day of August, 2023

Notary Public

My commission expires 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Karen Johnson Davidson County
Batch# 1037751 **DEEDWARR**
08/14/2023 09 44 52 AM 5 pgs
Fees $28 00 Taxes $3,977 50

20230814-0062853

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Chowch, GP	**"NEW OWNERS"**	**072-13-0-134-00**
2610 Westwood Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE,

Church of God of Prophecy, a Tennessee non-profit corporation, in its own right, and as successor in interest to the Trustees of the Church of God of Prophecy, at Nashville, East

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chowch, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING Lots Nos. 225, 226, and 227 on the Map of Trevecca Subdivision of Renraw, of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee and described as follows

BEGINNING at a point in the northerly margin of Strouse Avenue, the northwest intersection of Strouse Avenue and the first alley west of Brasher Avenue, thence northerly with the Westerly margin of said alley 325 feet more or less to a point, the common corner of Lots Nos 227 and 228 of said subdivision, thence northwesterly with the dividing line between said Lots Nos. 227 and 228, 215 feet more or less to the center of a branch, thence southerly with the center line of said branch as it meanders 428 2 feet more or less to a point in the northerly margin of Strouse Avenue, the common corner of Lots Nos 225 and 143 of said subdivision; thence easterly with the northerly margin of Strouse Avenue 275 feet more or less to the point of beginning

BEING all of the same property conveyed to James O. Carnahan and Dallas M Bridges, local Trustees for the Church of God of Prophecy at Nashville, Tennessee, for the use and benefit of the Church of God of Prophecy, by Installment Deed dated December 1, 1960, from Hazel Biles Denny of record in Book 3162 Page 93, Register's Office for Davidson County, Tennessee The said property was further conveyed to James O Carnahan, Binkley Beasley, and Thomas Hollis, local Trustees for the Church of God of Prophecy, at Nashville, East, for the use and benefit of the Church of God of Prophecy, by Warranty Deed dated October 20, 1981, from James O Carnahan and Dallas Bridges of record in Book 5809, Page 639, said Register's Office

As stated in the said Warranty Deed dated October 20, 1981, of record in Book 5809, Page 639, said Register's Office, the property is, and has been, held in trust for the larger church as per the rules and regulations of the Church of God of Prophecy headquartered in Cleveland, Tennessee The local church has since disbanded and is no longer in operation and thus, the property is vested in or is held by the Church of God of Prophecy headquartered in Cleveland, Tennessee As evidenced by the materials or instruments attached hereto as Exhibits A-1, A2, and A-3, the property is hereby conveyed by E C McKinley, State Bishop of Tennessee, who has the power and authority for disposition of all real properties, joined by Paul Holt, Chief Clerk of the General Trustees and Member of the Board of Directors of the Church of God of Prophecy

THE conveyance of the above described parcel of land is subject to the following

1) The Plan of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein

2) Sanitary Sewers and/or Storm Drainage Easement, Book 4102, Page 483, said Register's Office

3) Subject to an easement for the flow of a branch across said property as stated in the Deeds of record in Book 3162, Page 93 and Book 5809, Page 639, said Register's Office

This is improved (X) Unimproved ( ) property, known as **901 Strouse Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness its hand by its duly authorized officer this 11th day of **August, 2023**

Church of God of Prophecy, a Tennessee non-profit corporation

By: _____
Bishop E.C. McKinley, State Bishop of Tennessee

By _____
Paul Holt, Chief Clerk of the General Trustees and Board of Directors (Member)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bishop E.C. McKinley,** 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 **State Bishop of Tennessee** of **The Church of God of Prophecy,** the within named bargainor, a Tennessee non-profit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by the said **Bishop E.C. McKinley,** as **State Bishop of Tennessee.**

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **August, 2023.**

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Bradley **)**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Paul Holt,** 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 Clerk of the General Trustees and member of the Board of Directors** of **The Church of God of Prophecy,** the within named bargainor, a Tennessee non-profit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by the said **Paul Holt,** as **Chief Clerk of the General Trustees and member of the Board of Directors.**

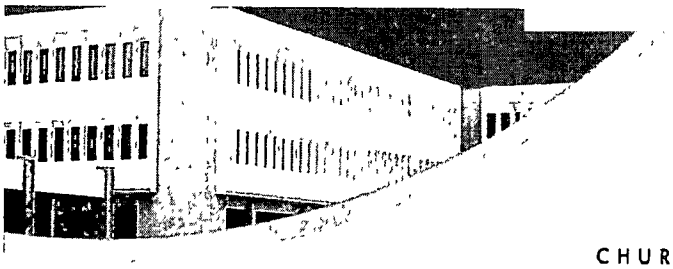
Witness my hand and official seal at Cleveland, Tennessee, this 10th day of **August, 2023.**

_____
Notary Public

My Commission Expires: August 11, 2024

HENRY E. HARTMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

EXHIBIT A-1



OFFICE OF THE PRESIDING BISHOP
BISHOP TIM COALTER
PRESIDING BISHOP
CHURCH OF GOD OF PROPHECY INTERNATIONAL OFFICES

CONSENT
(Sale)

TO WHOM IT MAY CONCERN:

I, Paul Holt, Chief Clerk of the General Trustees and member of the Board of Directors for the Church of God of Prophecy, a Tennessee nonprofit corporation with International Offices located at 3720 Keith Street, N.W., Cleveland, Tennessee 37312, do hereby certify that the Church of God of Prophecy consents to the sale of the church and parsonage properties located at: **901 Strouse Avenue Nashville, TN 37206** by the State Trustees of the **East Nashville Church of God of Prophecy** located at **901 Strouse Avenue Nashville, TN 37206** provided that the net proceeds are to be used for benefit of the Church of God of Prophecy. The purchaser and closing agent have no duty to see that the proceeds are applied as required by this Consent.

Paul Holt, Chief Clerk of the General Trustees
Board of Directors (Member)

STATE OF TENNESSEE
COUNTY OF BRADLEY

On this June 30, 2023, before me personally appeared Paul Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the Chief Clerk of the General Trustees and member of the Board of Directors for the Church of God of Prophecy, the within named nonprofit corporation, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the corporation as its Chief Clerk of the General Trustees.

WITNESS my hand and seal at office, this the day and year above written.

Henry E. Hartman, Jr.
Notary Public for the State of Tennessee

My Commission expires: August 11, 2024.

HENRY E. HARTMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

This Instrument Prepared by
Hunter Roberts
Executive Assistant
Office of the Presiding Bishop
Date 06/30/2023

EXHIBIT A-2

THE CHURCH OF GOD OF PROPHECY
TENNESSEE STATE ADMINISTRATIVE OFFICE
105 HAZEL PATH COURT – P.O. BOX 2319
HENDERSONVILLE, TN 37077-2319

June 9, 2023

Ms. Barbara McGinty, Esq.
Via: bmcginty@atctn.com
Nashville, TN

Dear Ms. McGinty,

I am Bishop E.C. McKinley, and I am the duly appointed State Bishop for all the Churches of God of Prophecy in the State of Tennessee. According to the polity for our International Assembly, I am empowered with the oversight of all churches and ministers in my jurisdiction. This appointment also designates the State Bishop to act as signatory on all business transactions as the representative of the global church. The church we are selling has been disbanded and no longer is in operation and thus returns to my office for disposition of all real properties. You should have a copy of a consent form signed by the Chief Clerk of the General Assembly.

If you do not have a copy, please let me know and I can furnish one. Thank you for your kind assistance in this matter. Should you need anything further, please feel free to contact me.

Sincerely,

E C McKinley

Bishop E.C. McKinley
State Bishop of Tennessee

EXHIBIT A-3

north america
CHURCH of GOD of PROPHECY

CHURCH OF GOD OF PROPHECY
International Offices
PO Box 2910
3720 Keith Street
Cleveland, Tennessee U.S.A. 37320

To Whom It May Concern:

I, Brian Sutton, North America General Presbyter of the Church of God of Prophecy, with International Offices at 3720 Keith Street, Cleveland, Tennessee, U.S.A., do hereby certify that: E. C. McKinley has been appointed Tennessee State Bishop for the term September 1, 2022 to August 31, 2023 and has authority to transact any and all business for the Church of God of Prophecy within the territory under his jurisdiction.

Brian Sutton, North America General Presbyter

STATE OF TENNESSEE }
}
COUNTY OF BRADLEY }

Before me, the undersigned a Notary Public in and for the State and County aforesaid,

personally appeared Brian Sutton, known to me to be the person who executed the foregoing, and acknowledged that he executed the same for the purpose therein contained and expressed.

Witness my hand and Notarial Seal, this 2nd day of August 2023.

Henry E. Hartman, Jr.
Notary Public for the State of Tennessee

My commission expires August 11, 2024

HENRY E. HARTMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY