WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081238 DEEDWARR
12/12/2023 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $22,200.00
20231212-0095713

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June. 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 23-L-387

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
330 DrMLKJr Blvd, LLC	NEW Owner	09302001100, 09302011300 and 09302011400
(NAME) 3326 Aspen Grove Dr,. Ste 400	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Million And No/100 Dollars ($6,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NATIONAL BAPTIST CONVENTION OF UNITED STATES OF AMERICA, INC., A NON-PROFIT CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO 330 DrMLKJr BLVD, LLC, A WYOMING LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 19th Council District of Nashville, Davidson County, Tennessee, being parcels B-1, B-2 and a parcel entitled "Southern Baptist Convention of USA" on the plan of The Revised Capitol Hill Development Project, recorded in Book 2663, pages 120 and 121, Register's Office for said County, described as follows:

Beginning at the Northeast intersection of 4th Avenue North and Martin Luther King Jr. Boulevard;
thence along said 4th Avenue North N 27 deg. 01' 35"W, 166.16 feet;
thence N 62 deg. 40' 54" E, 6.30 feet;
thence along a curve to the right, having a radius of 1180.0 feet, a distance of 19.0 feet to an iron pin;

thence N 63 deg. 00' 25" E, 58.61 feet to an iron pin in the Southerly right of way of James Robertson Parkway;
thence along a curve to the left, having a radius of 525.0 feet, a distance of 55.90 feet to an iron pin;
thence leaving said Parkway S 27 deg 01' 48" E, 143.02 feet to the Northerly right of way of Martin Luther King, Jr. Boulevard;
thence along said Boulevard S 62 deg 59' 39" W, 101.42 feet to the point of beginning and containing 0.41 acre, more or less.
Legal description from a survey by Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214, Patrick S. Coode, TRLS #855, dated November 16, 2023, file no. 223-150.

Being the same property conveyed to the National Baptist Convention of United States of America by Deed from Peoples Savings Bank & Trust Company, recorded September 20, 1922 of record in Book 598, page 264, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to National Baptist Convention of United States of America by Warranty Deed from Peoples Savings Bank & Trust Company recorded July 19, 1921 of record in Book 576, page 70, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to The National Baptist Convention of the United States of America, a general welfare corporation chartered under the laws of the District of Columbia, by Quitclaim Deed from Sunday School Publishing Board of the National Baptist Convention of the United States of America, a general welfare corporation chartered under the laws of the State of Tennessee, dated February 23, 1988, recorded February 29, 1988, of record in Book 7478, page 633, Register's Office for Davidson County, Tennessee.
Previously being the same property conveyed to Sunday School Publishing Board of the National Baptist Convention of the United States of America by Warranty Deed from The Nashville Housing Authority, dated April 14, 1960, of record in Book 3096, page 620, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 311 & 0 James Robertson Parkway, 330 Dr. Martin Luther King Jr. Blvd, Nashville, TN 37201
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 7th day of December, 2023.

National Baptist Convention of United States of America, Inc.

BY: _____
Rev. Dr. Jerry Young
President

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Hinds

Before me, Katrina Wells, a Notary Public of said State and County aforesaid, personally appeared Rev. Dr. Jerry Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President for National Baptist Convention, USA Inc., the within named bargainor, a non-profit corporation and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 7th day of December, 2023.

Katrina Wells
Notary Public

My Commission Expires: _____

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126471
KATRINA WELLS
Commission Expires
Jan. 15, 2027
HINDS COUNTY

Certificate of Authenticity

I, Susan Jackson, 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 Dec. 12 2023.
(date)

Susan Jackson

Dec. 12, 2023
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah A Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that such person(s) executed the same as such person's free act and deed.

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

Notary's Signature

LEAH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

MY COMMISSION EXPIRES: _____

Notary's Seal