Karen Johnson
Batch # 1102187
02/20/2024 08:50:22 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240220-0011093

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 12 day of Feb, 2024.

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Grace Community Church	New Owner	031-00-0-010.00
4878 Lickton Pike		p/o 031-00-0-120.00
Whites Creek, TN 37189		

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICATION NUMBER AS 031-00-0-010.00 and ADDRESS 4878 LICKTON PIKE, WHITES CREEK, TN 37189.

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grace Community Church,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Grace Community Church,** Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

Tract #1:

A tract of land in the Second (2nd) District, formerly Tenth (10th) Civil District of Davidson County, Tennessee, described in a survey by Howard George & Associates, Project No. 8475, dated November 3,1984 as follows:

Beginning at a steel fence post, a corner in Furman G. O'Neal's line, thence S 89° 31' W, 290.80 feet to a 13 inch shagbark hickory; S 88° 03' W, 1081.88 feet to a fence corner post; N 32° 33' W, 106.20 feet to a 4 inch elm; N 42° 44' W, 42.47 feet to a 6 inch hickory; N 56° 00' W, 52.86 feet to a 10 inch elm; N 68° 51' W, 256.94 feet to a 16 inch ash; N 54° 31' W, 52.95 feet to a 4 inch elm; N 36° 40' W, 69.25 feet to an 18 inch elm; N 21° 38' W, 101.94 feet to a 3 inch hickory; N 08° 54' W, 245.79 feet to a point in the fence; N 09° 57' W, 182.21 feet to a point in the fence; N 13° 10' W, 187.80 feet to a point in the fence; N 16° 58' W, 222.02 feet to a 15 inch red oak; N 07° 39' W, 94.10 feet to a 16 inch shagbark hickory; N 32° 32' W, 45.16 feet to a 22 inch chinkapin oak; N 55° 58' W, 128.17 feet to a point in the fence; N 60° 17' W, 254.71 feet to a point in the fence; N 63° 52' W, 117.26 feet to a 40 inch black oak; N 39° 37' W, 29.23 feet to a rock pile set at the base of a wind thrown chestnut oak; N 22° 39' E, 412.74 feet to a 5 inch sassafras; N 35° 01' E, 74.31 feet to a rock pile; N 66° 34' E, 45.01 feet to a 4 inch locust snag; N

71° 03' E, 182.39 feet to a 4 inch stump; N 74° 50' E, 170.24 feet to an 18 inch chestnut oak; S 42° 15' E, 327.26 feet to a 24 inch red oak; S 38° 25' E, 62.19 feet to a 4 inch elm; S 41° 07' E, 195.01 feet to an iron pin found in a rock pile; S 51° 31' E, 186.91 feet to a 16 inch white oak; S 62° 36' E, 84.63 feet to a 12 inch white oak; S 70° 47' E, 197.67 feet to a 20 inch chestnut oak; N 77° 48' E, 215.97 feet to a 24 inch red oak; N 78° 28' E, 62.64 feet to a 28 inch red oak; N 89° 58' E, 161.01 feet to a 26 inch red oak; S 62° 41' E, 100.99 feet to an 11 inch hickory; S 64° 47' E, 116.11 feet to a point in the fence; S 51° 54' E, 205.21 feet to a 12 inch chinkapin oak; S 77° 04' E, 114.42 feet to a point in the fence; S 71° 04' E, 221.81 feet to a 10 inch hackberry; S 75° 24' E, 311.95 feet to a point in the ditch; thence with the ditch the next three calls: S 22° 16' E, 341.58 feet; S 01° 39' E, 163.19 feet to a 22 inch sugar maple; S 01° 19' W, 183.89 feet; S 67° 30' E, 17.80 feet to a 38 inch sycamore by the road; N 74° 50' W, 132.03 feet to an iron pin (pipe) found on the east side of a spring at the foot of a hill; S 27° 25' W, 603.13 feet to the beginning, containing 83.6 acres, more or less.

Together with an appurtenant right-of-way easement for ingress and egress as established in Deed of record in Book 317, Page 292, Register's Office for said County, by the following language, to-wit:

"We retain a right of way for a road over the land herein conveyed to and from our adjoining lands and convey to the Grantee the same right of way to and from the public road leading to Crocker Springs." (The road leading to Crocker Springs has been improved and straightened and is now the Lickton Pike.) This right of way for the benefit of the property hereinabove described has been retained of record by Deeds recorded in Book 494, Page 557, Book 498, Page 454, Book 1320, Page 654 and Book 4184, Page 116, Register's Office for Davidson County, Tennessee." Citation take from deed of record in Book 6510, page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rivergate Community Church being reincorporated as Grace Community Church by Installment Deed from Mildred L. Ingram, a widow, dated March 1, 1985, of record in Book 6510, page 88, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as: **4878 Lickton Pike, Whites Creek, TN 37189.**

Tract #2:

A tract of land in the Second (2nd) District, Davidson County, Tennessee, described in a Survey by Howard George and Associates, Project No. 8669, dated June 18, 1987, as follows:

BEGINNING at an iron pin found in William C. Lewis' (Book 5081, Page 470, Register's Office for Davidson County, Tennessee) southwest Comer; thence North 46 deg. 37 min. East 492.00 feet to an iron pin set; thence South 77 deg. 08 min. East 680.00 feet to an iron pin set at a fence comer; thence North 29 deg. 05 min. East 215.00 feet to an iron pin set; thence South 49 deg. 39 min. East 562.23 feet to an iron pin set; thence, South 24 deg, 59 min. East 435,75 feet to an iron pin set; thence South 40 deg. 31 min. East 198.60 feet to an iron pin set; thence South 22 deg. 03 min. East 351.71 feet to an iron pin set; thence South 3 deg. 13 min. East 122.19 feet to an iron pin set; thence North 72 deg. 07 min. West 48.00 feet to and, iron pin set; thence North 1 deg. 39

min. West 99.52 feet; thence North 22 deg. 16 min. West 341.58 feet; thence North 75 feet 24 min. West 311.95 feet to a 10-inch Hackberry; thence North 71 deg. 04 min. West 221.81 feet; thence North 77 deg. 04 min. West 114.42 feet to a 12- inch Chinkapin Oak; thence North 51 deg. 54 min. West 205.21 feet; thence North 64 deg. 47 min. West 116.11 feet to an 11 inch-Hickory; thence North 62 deg, 41 min. West 100.99 feet to a 26- inch Red Oak; thence South 89 deg. 58 min. West 161.01 feet to a 28-inch Red Oak; thence South 78 deg. 28 min. West 62.64 feet to a 24- inch Red Oak; thence South 77 deg, 48 min. West 215.97 feet to a 20- inch Chestnut Oak; thence North 70 deg. 47 min. West 197.67 feet to a 12- inch White Oak; thence North 62 deg. 36 min. 84.63 feet to a 16- inch White Oak; thence North 51 deg. 31 min. West 186.91 feet to the POINT OF BEGINNING, Containing 18.55 acres, more or less.

Being the same property conveyed to Grace Community Church by Quitclaim Deed from Linda C. Mayes dated October 26, 2018, of record as Instrument No. 20181105-0109426, Register's Office for Davidson County, Tennessee.

INCLUDED BY EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION IS A TRACT OF LAND AS FOLLOWS:

Being a tract of land in the First (1st) Council District of Davidson County and being a portion of land conveyed to Grace Community Church QCD- 20181105-0109426 R.O.D.C.T. more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/03/23:

Beginning an existing iron, said pin being David Long, Kay Smith, & Lydia Merkle in DB-20181105-010945 R.O.D.C.T. most southeast corner; Thence now leaving said Long, Smith, and Merkle with Grace Community Church QCD- 20181105-0109426 R.O.D.C.T. for the next 3 calls: S 72°40'21"E 100.00 feet to a set iron pin; Thence S 32°57'10"W 225.00 feet to a set iron pin; N 83°55'28"W 1009.94 feet to a set iron pin; Thence now leaving said Grace Community Church with said Long, Smith, and Merkle for the next 2 calls: N 50°22'52"E 493.64 feet to an existing iron pin; Thence S 72°40'21"E 681.89 feet to the point of beginning containing 6.04 acres.

Being the same property conveyed to David E. Long and Kay Smith Long, husband and wife, an undivided one-half interest, and Lydia Lea Merkle, a married woman, Sarah Deane Foster, a married woman, Marjorie Dawn Luckhardt, a married woman, and Rebecca Lynn Lams, a married woman, an undivided one-half interest, by Quitclaim Deed from Grace Community Church dated February 20, 2024 of record as Instrument No. 20240220-0011092, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **part of 4880 Lickton Pike, Whites Creek, TN 37189.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of February, 2024.

Grace Community Church

By: David Long
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David Long, Authorized Representative for Grace Community Church,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand, at office, this 12 day of February, 2024.

Notary Public

My commission expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY