This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

Karen Johnson Davidson County
Batch# 1102630 DEEDQC
02/21/2024 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240221-0011737

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Fellowship Nashville 521 McIver Street Nashville, TN 37211	Fellowship Nashville 521 McIver Street Nashville, TN 37211	119-13-0-274.00 119-13-0-275.00

The purpose of this Quitclaim Deed is to consolidate the tax parcels referenced above into a single tax parcel.

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FELLOWSHIP NASHVILLE**, a Tennessee non-profit corporation (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **FELLOWSHIP NASHVILLE**, a Tennessee non-profit corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 20th day of February, 2024.

GRANTOR:

FELLOWSHIP NASHVILLE,
a Tennessee non-profit corporation

By: _____
Name: James C. Douglas
Its: Treasurer

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Treasurer of Fellowship Nashville, a Tennessee non-profit corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of February, 2024.

Robin J. Higgins
NOTARY PUBLIC

ROBIN J. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:
3-3-26

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 20th day of February, 2024.

ROBIN J. HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 3-3-2026

_____
Affiant

Robin J. Higgins
Notary Public

My Commission Expires: 3-3-26

EXHIBIT "A"

Legal Description of the Property

Certain real property located in Davidson County, Tennessee, being described as follows:

Beginning at a ½" pipe (set) being the northeastern corner of this described parcel located in the southern right-of-way of McIver Street as well as being located S 81°54'28" E 137.61 feet from a fire hydrant; thence going with the Trustees of the Cline Family Trust property, being Lot #36 of Patterson's Subdivision of Maple Hill, S 07°14'40" W 175.49 feet to a ½" pipe (set) on the northern edge of an alley; thence leaving Cline Family Trust and going with the said alley N 82°45'21" W 50.00 feet to a ½" rebar (found); thence continuing with the same N 82°41'48" W 265.70 feet to a ½" pipe (set); thence leaving the alley and going with the Metropolitan Government of Nashville and Davidson County, Tennessee property N 02°21'09" E 8.50 feet to a ½" pipe (set); thence continuing with the same N 82°41'48" W 41.60 feet to a ½" pipe (set); thence N 02°21'09" E 165.29 feet to a ½" pipe (set); thence leaving the Nashville and Davidson County property and going with the southern right-of-way of McIver Street S 83°03'59" E 322.13 feet to a ½" rebar (found); thence S 83°03'59" E 50.00 feet to the beginning being 1.45 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 20 September 2021 and revised on 1 February 2024.

Being the same property conveyed to Fellowship Nashville, a Tennessee non-profit corporation, pursuant to: (i) Warranty Deed dated July 14, 2021, from Boyjoh, Inc., of record at Instrument No. 20210721-0097609, Register's Office for Davidson County, Tennessee; and (ii) Quitclaim Deed dated July 14, 2021, from Youth Encouragement Services, Inc. (formerly known as Youth Hobby Shop, Inc.), of record at Instrument No. 20210721-0097611, aforesaid records.

For informational purposes only: the legal description above includes two tax parcels which were previously described as follows:

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fellowship Nashville, a Tennessee non-profit corporation, pursuant to Warranty Deed dated July 14, 2021, from Boyjoh, Inc., of record at Instrument No. 20210721-0097609, Register's Office for Davidson County, Tennessee.

Parcel 2

Beginning at a ½" pipe (set) being the northeastern corner of this described parcel located in the southern right-of-way of McIver Street as well as being located S 81°54'28" E 137.61 feet from a fire hydrant; thence going with the Tara M. Smith property, being Lot #35 of Patterson's Subdivision of Maple Hill, S 07°14'41" W 175.22 feet to a ½" rebar (found); thence leaving Smith and going with the northern edge of an alley N 82°41'48" W 265.70 feet to a point; thence leaving the alley and going with the Metropolitan Government of Nashville and Davidson County, Tennessee property N 02°21'09" E 8.50 feet to a point; thence continuing with the same N 82°41'48" W 41.60 feet to a point; thence N 02°21'09" E 165.29 feet to a point; thence leaving the Nashville and Davidson County property and going with the southern right-

of-way of McIver Street S 83°03'59" E 322.13 feet to the beginning being 1.25 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 8 April 2021.

Being the same property conveyed to Fellowship Nashville, a Tennessee non-profit corporation, pursuant to Quitclaim Deed dated July 14, 2021, from Youth Encouragement Services, Inc. (formerly known as Youth Hobby Shop, Inc.), of record at Instrument No. 20210721-0097611, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, C. Palmer Pillars, 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 February 20, 2024 (date of document).

Affiant Signature

February 20, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: September 7, 2026

NOTARY'S SEAL

