SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1112291 DEEDWARRSP
03/18/2024 03:16:30 PM 6 pgs
Fees: $33.00 Taxes: $14,615.00
20240318-0018577

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$3,950,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public

My Commission Expires: 05/05/25

SETH A. BEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
St. John Chrysostom Greek Orthodox Church of Nashville, Tennessee 6705 Charlotte Pike Nashville, Tennessee 37209	Same as New Owner	Map 102-11, Parcel 58

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CENTER FOR SPIRITUAL LIVING NASHVILLE, formerly known as RELIGIOUS SCIENCE OF NASHVILLE,** a Tennessee nonprofit corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **ST. JOHN CHRYSOSTOM GREEK ORTHODOX CHURCH OF NASHVILLE, TENNESSEE,** a Tennessee nonprofit corporation (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **6705 Charlotte Pike, Nashville, Davidson County, Tennessee 37209**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 18th day of March, 2024.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

CENTER FOR SPIRITUAL LIVING NASHVILLE (f/k/a RELIGIOUS SCIENCE OF NASHVILLE), a Tennessee nonprofit corporation

By: _____
Marietta Carter, Authorized Party

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marietta Carter, 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 Authorized Party (or other officer authorized to execute the instrument) of **CENTER FOR SPIRITUAL LIVING NASHVILLE (f/k/a RELIGIOUS SCIENCE OF NASHVILLE)**, the within named bargainor, a Tennessee nonprofit corporation, and that such authorized party, executed the foregoing instrument for the purpose therein contained, by personally signing the name of company as such Authorized Party.

Witness my hand, at office, this 15th day of March, 2024.

_____
Notary Public

_____
My Commission

Expires: 5/3/27

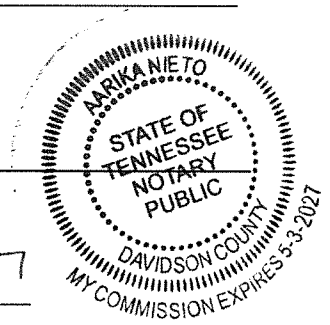


EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled the plan Resubdivision of Lots 120 and 121 Horton Heights, Section II, Lot 122 Horton Heights Section IIII, of record in Instrument No. 20000710-0067914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RELIGIOUS SCIENCE OF NASHVILLE, by deed from WESTERN HILLS CHURCH OF CHRIST, A TENNESSEE CORPORATION, of record in Book 11739, page 896, dated November 9, 1999, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable.

2. Matters shown on the Plan of record Instrument No. 20000710-0067914, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4316, page 207 and Book 5081, page 246, said Register's Office.

4. Utility Line Easement of record in Instrument No. 20060831-0107794, said Register's Office.

5. Slope Easement and Agreement of record in Instrument No. 20070123-0009281, said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 March 18, 2024.
Date

Affiant Signature

March 18, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of March, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY