THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1151627 DEEDQC
06/27/2024 09:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240627-0048229

RECORDER AND ASSESSOR PLEASE NOTE: THIS QUITCLAIM DEED IS MADE FOR THE PURPOSES OF:

1) PLACING A NEW SURVEY DESCRIPTION IN THE RECORD OF THE COVERED PROPERTY, PREVIOUSLY BEING COVERED BY SEPARATE SURVEY DESCRIPTIONS IN THE RECORD; AND

2) REQUESTING THAT THE COVERED PROPERTIES, CURRENTLY UNDER TWO SEPARATE TAX PARCELS AND ALL VESTED IN THE SAME OWNER, BE CONSOLIDATED FOR PROPERTY TAX PURPOSES UNDER ONE TAX PARCEL.

PREPARER'S DISCLAIMER: This instrument is prepared at the request and direction of the parties stated herein and based solely on information provided to the Preparer by said parties. The parties declined to request a title search or other examination or research of the real estate or other records by the Preparer, and therefore the Preparer makes no representation or warranty that the information provided by the parties and included here is correct, or regarding the propriety or advisability of undertaking the transaction or conveyance contemplated by the terms of this instrument. The acceptance, use, and recording of this instrument indicates the parties' consent to this disclaimer.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Christian Education, Inc. 574 Bell Road Antioch, TN 37013	Owner	#14900015300 and #14900029200

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Christian Education, Inc.,**, hereinafter called the Grantor, does hereby Quitclaim unto **Christian Education, Inc.,**, hereinafter called the Grantee, its successors and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being a tract of land lying in Antioch, Davidson County, Tennessee, also partially being Lot 1 of Ezell-Harding Christian School Property, as of record in Plat Book 4675, Page 83, at the Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Morris Gentry Boulevard and the easterly right-of-way line of Bell Road;

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Thence leaving the easterly right-of-way line of Bell Road, with the southerly right-of-way line of Morris Gentry Boulevard, South 79 deg 39 min 29 sec East, 53.22 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 196.53 feet, the central angle of which is 03 deg 52 min 03 sec, the radius of which is 2911.54 feet, the chord of which is South 81 deg 35 min 56 sec East, 196.49 feet to an existing iron rod;

Thence South 85 deg 48 min 50 sec East, 151.22 feet to an existing iron rod;

Thence South 83 deg 32 min 24 sec East, 225.53 feet to an existing iron rod, at a corner common with Lot 1, Priest Lake Investments Subdivision, as of record in Instrument Number: 20020503-0054631, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Morris Gentry Boulevard, with the westerly property line of said Lot 1, Priest Lake Investments Subdivision, South 01 deg 56 min 35 sec East, 136.16 feet to an iron rod set;

Thence with the southerly property line of Lot 1, Priest Lake Investments Subdivision, South 81 deg 20 min 10 sec East, 350.00 feet to an iron rod set, at a corner common with the property of O.I.C. Hamilton Crossing Square, as of record in Instrument Number: 20220621-0070211, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of O.I.C. Hamilton Crossing Square, South 08 deg 01 min 32 sec West, 661.52 feet to an existing iron rod;

Thence South 82 deg 21 min 50 sec East, 200.94 feet to an iron rod set;

Thence South 08 deg 17 min 24 sec West, 350.58 feet to an existing iron rod;

Thence North 82 deg 22 min 29 sec West, 200.08 feet to an existing iron rod;

Thence South 08 deg 29 min 18 sec West, 580.12 feet to an iron rod set, at a corner common with the property of Ephiriam H. Hoover, III, Et Al, as of record in Deed Book 5533, Page 130, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Ephiriam H. Hoover, III, Et Al, North 64 deg 03 min 37 sec West, 150.73 feet to an existing iron rod, in the easterly property line of Lot 18 of Bellwood Estates, Section 1, Resubdivision of Lot #18, as of record in Plat Book 6050, Page 289, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 18, North 36 deg 58 min 51 sec East, 16.18 feet to an existing iron rod;

Thence North 30 deg 34 min 27 sec West, 166.72 feet to an existing iron rod in the southerly right-of-way line of Ashby Drive;

Thence with the southerly right-of-way line of Ashby Drive, with a curve to the left, along an arc length of 44.36 feet, the central angle of which is 02 deg 19 min 18 sec, the radius of which is 1094.71 feet, the chord of which is North 56 deg 22 min 55 sec East, 44.36 feet to an existing iron rod, at the intersection with the easterly terminus of Ashby Drive;

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Thence leaving the southerly right-of-way line of Ashby Drive, with the easterly terminus of Ashby Drive, North 36 deg 32 min 13 sec West, 214.87 feet to an existing iron rod, at a corner common between Lot 17 and Lot 10 of Bellwood Estates, Section One, as of record in Plat Book 5200, Page 172, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Lot 10, North 47 deg 22 min 35 sec East, 151.61 feet to an existing iron rod, at a corner common with Lot 9 of said Bellwood Estates, Section One;

Thence with the easterly property line of said Lot 9, North 02 deg 51 min 22 sec East, 121.10 feet to an existing iron rod, at a corner common with Lot 8 of the said Bellwood Estates, Section One;

Thence with the easterly property line of said Lot 8, North 02 deg 49 min 55 sec East, 144.41 feet to an existing pk nail;

Thence with the northerly property line of said Lot 8, North 80 deg 18 min 48 sec West, 222.00 feet to an existing iron rod, at a corner common between Lot 7 and Lot 6 of said Bellwood Estates, Section One;

Thence with the northerly property line of said Lot 6, North 86 deg 20 min 34 sec West, 254.00 feet to an existing iron rod at a corner common with Lot 4 of said Bellwood Estates, Section One, and with Lot 1 of the Ed-U-Care Prop., as of record in Plat Book 5210, Page 97, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1, North 70 deg 04 min 57 sec West, 148.30 feet to an existing iron rod;

Thence North 80 deg 08 min 03 sec West, 134.86 feet to an existing iron rod in the easterly right-of-way line of Bell Road;

Thence with the easterly right-of-way line of Bell Road, North 10 deg 25 min 41 sec East, 779.91 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 133.83 feet, the central angle of which is 05 deg 41 min 31 sec, the radius of which is 1347.12 feet, the chord of which is North 07 deg 34 min 56 sec East, 133.77 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 32.49 feet, the central angle of which is 62 deg 03 min 05 sec, the radius of which is 30.00 feet, the chord of which is North 35 deg 45 min 43 sec East, 30.93 feet to the **POINT OF BEGINNING**. **Containing 1,202,761 square feet or 27.612 acres more or less**.

Being the same property conveyed as follows by three separate instruments: to Christian Education, Inc., by Warranty Deed from Harding College, Inc., of record at Book 4766, Page 493, Davidson County Register of Deeds; to Christian Education, Inc., d/b/a Ezell Harding Christian School by Quitclaim Deed from Harding College, Inc., of record at Book 5467, Page 271, Davidson County Register of Deeds; and to Christian Education, Inc., d/b/a Ezell Harding Christian School, by Quitclaim Deed from H.C. Duke, of record at Book 9862, Page 168, Davidson County Register of Deeds.

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Witness the hand of the Grantor's authorized representative, this 25th day of June, 2022:

CHRISTIAN EDUCATION, INC.

By: x _____

Name: W. Lindsey Judd

Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

personally appeared William Lindsey Judd **(Print Name of Signer)**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath

acknowledged himself/herself to be the President **(Print Title of Signer)** of **CHRISTIAN EDUCATION, INC.** , the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **CHRISTIAN EDUCATION, INC.** for the purposes therein contained.

Witness my hand and official seal on this the 25th day of **June, 2024**:

Pamela DeAnne Beard
NOTARY PUBLIC

My Commission Expires: June 20, 2027

PAMELA DeANNE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Pamela DeAnne Beard
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF June, 2024 **2022**.

Pamela DeAnne Beard
Notary Public

My Commission Expires: June 20, 2024

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Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 6/25/2024 (date of document).

Date: 6/26/2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 26th day of June, 2024.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____