Karen Johnson Davidson County
Batch# 1161022 DEEDWARRSP
07/23/2024 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $13,320.00
20240723-0055468

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (JPR)
500 11th Avenue North, Suite 600
Nashville, TN 37203

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 2024.

Candace Croom
NOTARY PUBLIC

My Commission expires: 1-30-2027

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ray of Hope Community Church	NFA Investment, Inc.	135 00 0 076.00
(NAME)	(NAME)	
2311 Murfreesboro Pike	2311 Murfreesboro Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NAME

SPECIAL WARRANTY DEED

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned RAY OF HOPE COMMUNITY CHURCH, a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NFA INVESTMENT, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land and related interests, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (all of the foregoing being collectively referred to as the "Property").

This is improved property located at 2311 Murfreesboro Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for real estate taxes for 2024 assessed after the date of this conveyance pursuant to Tenn. Code Ann. § 67-5-201 and the following:

1. Matters shown on the Plan of record in Instrument No. 20030204-0014888, said Register's Office for Davidson County, Tennessee;

2. Restrictions as set forth in the Deed of record in Book 7579, page 628, Register's Office for Davidson County, Tennessee; and

3. The terms and conditions of leases being assigned to Grantee by an Assignment of Leases executed by Grantor and dated July 22, 2024.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by through or under the Grantor but not further.

Witness our/my hand(s) this 22nd day of July 2024.

RAY OF HOPE COMMUNITY CHURCH
a Tennessee nonprofit corporation

By: Martin L. Espinosa
Martin L. Espinosa
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Martin L. Espinosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of RAY OF HOPE COMMUNITY CHURCH, a Tennessee nonprofit corporation, the within named bargainor, a Tennessee nonprofit corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this the 22 day of July 2024.

Notary Public

My commission expires: 2 Nov 2026

JOSEPH P RUSNAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land laying in Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot 1 on the Resubdivision of Lots 3 and 4, Nashboro Center of record at Instrument No. 200302040014888, and according to a survey by R. L. Montoya, Land Surveying, Inc., dated March 20, 2003, more particularly described as follows:

Beginning at an iron rod in the Eastern margin of Una-Antioch Pike this being the Southwest corner of this herein described Parcel 76, Tax Map 135, T.A.O.D.C., TN and continuing along this said margin North 21 degrees 49 minutes 39 seconds East, 460.24 feet to a point; thence leaving said margin South 76 degrees 53 minutes 19 seconds East, 225.0 feet to a P.K. Nail; thence North 02 degrees 58 minutes 05 seconds West, 150 feet to a P. K. Nail; thence North 83 degrees 00 minutes 55 seconds East, 54.18 feet to an iron rod, this being the Northeast corner of this herein described parcel; thence with a curve to the right having a radius of 3,547.35 feet, a delta of 01 degrees 13 minutes 35 seconds, a tangent of 37.97 feet, a length of 75.94 feet and a chord of South 12 degrees 18 minutes 08 seconds East, 75.94 feet to an iron rod; thence North 75 degrees 39 minutes 22 seconds East, 10.00 feet to an iron rod in the western margin of Murfreesboro Pike; thence South 14 degrees 20 minutes 38 seconds East, 102.61 feet to an iron rod; thence leaving said margin South 75 degrees 39 minutes 22 seconds East, 55.00 feet to an iron rod; thence South 16 degrees 04 minutes 26 seconds West, 299.94 feet to an iron rod; thence South 08 degrees 29 minutes 05 seconds East, 20.00 feet past a power pole to a point; thence South 81 degrees 31 minutes 08 seconds West, 205.00 feet to a point; thence South 05 degrees 56 minutes 10 seconds West, 20.08 feet to a concrete monument; thence North 86 degrees 01 minutes 54 seconds West, 149.70 feet to the point of beginning of this herein described parcel, containing 3.043 acres; more or less.

Being the same property conveyed to RAY OF HOPE COMMUNITY CHURCH, a Tennessee non-profit corporation, by deed from NASHBORO CENTER PARTNERSHIP, a Tennessee general partnership, of record in Instrument No. 20160701-0067917, dated June 30, 2016, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 July 22, 2024.

Date

Lisa Farris

Affiant Signature

July 22, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202407230055468