Karen Johnson Davidson County
Batch# 1179013 DEEDWARRSP
09/09/2024 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $12,395.00
20240909-0068891

STATE OF
COUNTY OF NC Forsyth

The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2024.

Notary Public

My commission expires: 12/27/2027

OFFICIAL SEAL
Notary Public, North Carolina
Forsyth County
SAMANTHA MONTAGNA
My Commission Expires 12/27/27

THIS INSTRUMENT WAS PREPARED BY
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rolling Hills Community Church, Inc.	**New Owner**	**102 11 0 042.00**
1810 Columbia Avenue Suite 100		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LOCAL CHURCH MINISTRIES, CHURCH BUILDING & LOAN FUND, AN OHIO NONPROFIT CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROLLING HILLS COMMUNITY CHURCH, INC., A TENNESEE NONPROFIT CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO THOSE PERMITTED EXCEPTIONS AS NOTED ON EXHIBIT B APPENDED HERETO.

This is improved (__X__) unimproved (_____) property known as 6727 Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of September, 2024.

LOCAL CHURCH MINISTRIES, CHURCH BUILDING & LOAN FUND, AN OHIO NONPROFIT CORPORATION

BY: _____
REV. DR. PATRICK DUGGAN
ITS: EXECUTIVE DIRECTOR

STATE OF NC
COUNTY OF FORSYTH

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named Rev. Dr. Patrick Duggan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Director of Local Church Ministries, Church Building & Loan Fund, an Ohio nonprofit corporation, and that he is authorized by Local Church Ministries, Church Building & Loan Fund, an Ohio nonprofit corporation, to execute this instrument on its behalf as such Executive Director.

Witness my hand and official seal at office on this 4th day of September, 2024.

My commission expires: 12/27/2027 _____
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
Forsyth County
SAMANTHA MONTAGNA
My Commission Expires 12/27/27

34130269.2

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Revision of Lots 160, 161, and 162 of Horton Heights, Section Three, of record in Plat Book 9700, Page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Local Church Ministries, Church Building and Loan Fund, an Ohio non-profit corporation, by Special Warranty Deed from Holy Trinity Community Church of Nashville, a Tennessee non-profit corporation, dated August 2, 2018, of record in Instrument No. 20180928-0096248, Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the years 2024 and subsequent years, not yet due and payable.

2. All matters shown on Plat(s) of record in Plat Book 9700, Page 168, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of record in Book 2496, Page 583, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Holy Trinity Community Church of Nashville, of record in Instrument No. 201210300099316, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Holy Trinity Community Church of Nashville and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201309170097677, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease Agreement by and between Local Church Ministries, Church Building & Loan Fund, an Ohio non-profit corporation, and Holy Trinity Community Church of Nashville, Tennessee non-profit corporation, of record in Instrument No. 201810010097351, in the Register's Office of Davidson County, Tennessee.

7. Rights of parties in possession not shown by the Public Records.

202409090068891

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 9 / 4 / 2024

Bainbridge Dillion
Affiant Signature

Date: 9/ 6 / 2024

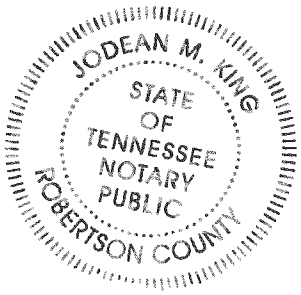
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of September, 2024 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 9 / 6 / 2024