THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Antioch First Baptist Church
2601 Una Antioch Pike
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1179125 DEEDQC
09/09/2024 10:34:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240909-0069133

Send Tax Bill to:
Owner

Map-Parcel Numbers:
PART OF 149-00-0 022.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the ____ day of September, 2024.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
9 Day of September, 2024.
Deputy Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Antioch First Baptist Church, a Tennessee non-profit corporation,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Antioch First Baptist Church, a Tennessee non-profit corporation,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT A

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is a part of that property commonly referred to as 2601 Una Antioch Pike, Antioch, TN 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8 day of September, 2024.

Antioch First Baptist Church

John Taylor Sr.
By: John Taylor SR.
Its: Authorized Representative

STATE OF ~~Tennessee~~
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Taylor Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a non-profit corporation, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the non-profit corporation by the said John Taylor Sr. as such Authorized Representative.

Witness my hand and official seal this 8th day of September, 2024.

Kimberly Dawn Hawkins
Notary Public

My commission expires: 11/28/26

KIMBERLY DAWN HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-28-2026

Exhibit A
Legal Description

Being a certain portion or tract of land lying in the 28th Council District of Davidson County, Tennessee. Bounded on the North by The Men of Valor property, Parcel ID 149000022600, Instrument # 00004727-0000460 and the AC Homes LLC property, Parcel ID 149130A00100CO, Instrument # 20200228-0022511. On the East by the Elliot and Don Lopes property, Parcel ID 14913008900, Instrument # 20070911-0108854. The Virendra C and Induben V Patel property, Parcel ID 14913009300, Instrument # 20011214-0138449. The Atef A Abdelmasih and Thanna Abdelmamak property, Parcel ID 14913009400, Instrument # 20160726-0076969. And the Fausto Valencia Samano and Zacari Valencia Maria property, Parcel ID 14913009500, Instrument # 20160707-0069726. On the South by Una Antioch Pike. And on the East by The Men of Valor property, Parcel ID 149000022600, Instrument # 00004727-0000460 being more particularly described as follows:
Beginning at an iron rod on the North right of Way of Una Antioch Pike. Said point being the Southeast corner of the hereon described property and the Southwest corner of the Fausto Valencia Samano and Zacari Valencia Maria property. Thence; along the North Right of Way of Una Antioch Pike the following three (3) calls: S 48°-55'-55" W a total distance of 184.05' to an Iron rod found. Thence; with a curve to the right with a central angle of 10°-57'-53" a radius of 1092.37' and a length of 209.05' with a chord bearing of S 54°-24'-51" W and a distance of 208.73'. Thence; with a curve to the right with a central angle of 00°-46'-11" a radius of 4302.81' and a length of 57.80' with a chord bearing of S 60°-16'-34" W and a distance of 57.80'. Thence; with six (6) new lines. N 22°-24'-12" W a total distance of 256.16' to an Iron rod set. Thence; N 70°-28'-19" W a total distance of 53.46' to an Iron rod set. Thence; S 61°-27'-34" W a total distance of 51.63' to an Iron rod set. Thence; N 28°-23'-16" W a total distance of 76.06' to an Iron rod set. Thence; S 62°-58'-00" W a total distance of 20.00' to an Iron rod set. Thence; N 27°-02'-01" W a total distance of 76.04' to an Iron rod set. Said point being the Northwest corner of said property and on the South line of the Men of Valor property, Thence; along the South line of the Men of Valor property, N 62°-58'-00" E a total distance of 431.71' to an iron rod found. Thence; along the West lines of the Elliot and Don Lopes property, the Virendra C and Induben V Patel property, the Atef A Abdelmasih and Thanna Abdelmamak property, and the Fausto Valencia Samano and Zacari Valencia Maria property, S 42°-21'-57" E a total distance of 380.00' to the point of beginning. Containing 174,605.2 Square Feet 4.01 Acres more or less.

Being a portion of the same property conveyed to the Antioch First Baptist Church, Parcel ID 14900002200 Instrument # 00004727-0000460. as recorded in the Registers office of Davidson County Tennessee.