This Instrument Prepared By:
Calogero S Nocera, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1184531 DEEDQC
09/20/2024 02:12:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20240920-0073185

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Par.
Born Again Church and Christian Outreach Ministries, Inc. 858 W. Trinity Lane Nashville, TN 37207	Born Again Church and Christian Outreach Ministries, Inc. 858 W. Trinity Lane Nashville, TN 37207	070-070-087.00 070-070-088.00 070-070-089.00 070-070-113.00 070-070-096.00 070-070-108.00 070-080-030.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 13 day of September, 2024.

Notary Public

My Commission Expires: November 8 2027

CHARLES L NOKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2027

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE PARCEL

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC.**, a Tennessee nonprofit corporation ("Grantor"), does hereby quitclaim unto **BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC.**, a Tennessee nonprofit corporation ("Grantee"), its, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee,

more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 858 West Trinity Lane, Nashville, TN 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand as of the 13 day of September, 2024.

GRANTOR:

BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC., a Tennessee nonprofit corporation

By: _____
Name: Brian Lee Hockett
Title: Executive Pastor/Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian Lee Hockett, 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 Executive Pastor/Trustee of **BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC.**, the within named bargainor, a Tennessee nonprofit corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office in the aforesaid county and state, this the 13 day of SEPTEMBER, 2024.

_____
Notary Public

My Commission Expires: NOVEMBER 8 2027

CHARLES L NOKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Map-Par. 070-070-087.00:

LAND in Davidson County, Tennessee, being Lot No. 39 on J.B. Haynie's 2nd Addition to Free Silver Plan as of record in Book 332, page 46, Register's Office, Davidson County, Tennessee. Shown on the Tax Books as Map and Parcel 070-07-087.00.

SAID Lot No. 39 fronts 210 feet on the South side of Lincoln Street and extends back between parallel lines 414.86 feet to a dead line measuring 210 feet thereon.

INCLUDED in the description of Tract II but expressly excluded therefrom is the Southerly 50 feet of both Lot 39, which was conveyed to Moses Leonard Jones, Sr., by Deed from T. F. Peach and wife, Bessie Peach, of record in Book 2452, page 518, Register's Office for said County, to which reference is made for a more particular description thereof, and also subject to the provisions contained therein concerning the use of a well.

INCLUDED in the above description, but expressly excluded therefrom is the following described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee from Austin H. Burgett and wife, Blanche M. Burgett, of record in Book 8215, page 760, Register's Office, Davidson County, Tennessee.

RIGHT-OF-WAY

BEGINNING at a point in the existing Southern right-of-way margin of Trinity Lane, said point being the Northestern (sic) corner of the aforementioned Burgett property; thence with the Northerly boundary of said Burgett property South 04 deg. 42 min. 28.0 sec. East 11.06 feet, with a new line on a point on a curve to the left, the radius of which is 1396.39 feet, a central angle of 02 deg. 04 min. 41.7 sec. and an arc length of 50.65 feet to a point; thence with said point North 00 deg. 35 min. 34.2 sec. West 11.00 feet, to a point on a curve to the right of the aforesaid existing Southern right-of-way margin of Trinity Lane, the radius of which is 1407.39 feet, a central angle of 02 deg. 01 min. 46.8 sec. and an arc length of 49.80 feet, more or less, to the point of beginning.

TOTAL right-of-way containing 552.66 square feet, or 0.012 acres, more or less.

SUBJECT to the terms of the Temporary Construction Easement as set forth in Book 9753, page 719, Register's Office, Davidson County, Tennessee.

Being the same property as conveyed to Born Again Church and Christian Outreach Ministries, Inc., a Tennessee non-profit corporation by Special Warranty Deed of record as Instrument No. 20051128-0142841, said Register's Office.

Map-Par. 070-070-088.00:

LAND in Davidson County, Tennessee, being the south part of Lot No. 38 on the Map of Part of Free Silver Plan, as of record in Book 332, Page 46, as excluded by Book 1681, Page 60.

SAID part of Lot No. 38 fronts 105 feet more or less on the south side of Lincoln Street or Youngs Lans, also known as West Trinity Lane, and runs back between parallel lines 405.86 feet more or less to a dead line in the rear.

Being the same property as conveyed to Born Again Church and Christian Outreach Ministries, Inc., a Tennessee nonprofit corporation by Warranty Deed of record as Instrument No. 20080211-0013575, said Register's Office.

Map-Par. 070-070-089.00:

BEING part of Lots No. 22 and 37 on the Map of Free Silver Plan, as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, and described according to a survey made by Parrish Engineers, Inc., dated June 8, 1966, as follows:

Beginning at an iron stake in the south margin of West Trinity Lane, formerly Lincoln Street, in the center of an unnamed Street or Road as shown on the plan of Free Silver, as of record in Book 332, page 46; thence along the center of said Road or Avenue, South 1 deg. East 176.6 feet to an iron stake; thence south 89 deg. West 432.85 feet to an iron stake in the line between Lots 22 and 37; thence with the line between said Lot No. 37 and 23, and along an old fence and stone wall, South 1 deg. East 123.1 feet to an iron pipe; thence along the line of Lot No. 36, and continuing along an old stone wall and wire fence, South 82 deg. 30 minutes West 305.2 feet to an iron stake; thence with the line between Lots 37 and 38, and along an old stone wall, and wire fence, North 9 deg. West 384.2 feet to an iron stake on the south margin of West Trinity Lane; thence with the margin of the same. East 46.9 feet; continuing with said Lane, North 85 deg. 59 minutes East 208.09 feet; continuing East with said Lane, 64.45 feet thence South 10 feet to an offset portion in said Lane; continuing East with said Lane, 301.84 feet to a point; thence North 10 feet to an offset point in said Lane; continuing East with said Lane, 166.42 feet to the point of beginning.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM:

Being Lot No. 22, on the Map of Free Silver Plan as of record in Plat Book 332, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description. (Known as Map 70-7, parcel 90)

Being the same property conveyed to Born-Again Church, A Tennessee Corporation, by deed from Morris Levine and Samuel L. Hessa of record in Book 7431, page 220, Register's Office for Davidson County, Tennessee.

And,

LAND in Davidson County, Tennessee, being part of Lot No. 37 on the Map of Haynies Second Free Silver Plan of record in Book 332, page 46, Register's Office for said County, described as follows:

RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northeastern corner of the aforementioned Levine and Hessa property; thence with the northerly boundary of said Levine and Hessa property S02 deg. 49 minutes 26.0 seconds W, 11.03 feet with a new line to a point on a curve to the right, the radius of which is 5,765.58 feet, a central angle of 01 deg. 09 minutes 0.1 seconds, and an arc length of 115.72 feet; thence with said point N82 deg. 13 minutes 53.0 seconds W, 200.07 feet, to a point on a curve to the left, the radius of which is 1,396.39 feet, a central angle of 01 deg. 55 minutes 38.9 seconds, and an arc length of 46.98 feet to a point on the westerly property line of said Levine and Hessa property; thence with said westerly property line N04 deg. 42 minutes 28.0 seconds W, 11.19 feet to a point on a curve to the right of the aforesaid existing southern right-of-way margin of Trinity Lane, the radius of which is 1,407.39 feet, a central angle of 02 deg. 00 minutes 40.5 seconds, and an arc length of 49.40 feet to a point; thence from said point S82 deg. 13 minutes 52.7 seconds E, 200.06 feet to a point on a curve to the left, the radius of which is 5,754.58 feet, a central angle of 01 deg. 08 minutes 33.9 seconds, and an arc length of 114.77 feet, more or less, to the point of beginning, containing 3,999.26 square feet, or 0.092 acre, more or less.

Being the same property as conveyed to Born Again Church and Christian Outreach Ministries, a Tennessee corporation by Warranty Deed of record in Book 11670, Page 269, said Register's Office

Map-Par. 070-070-113.00:

LAND in Davidson County, Tennessee, being a part of Lots No. 39 and 40 on the Map of Part of the Free Silver Plan, showing Second Addition, as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee.

BEGINNING at a point which is the southwesterly corner of Lot No. 40 and said point is also the northwesterly corner of Lot No. 36 herein above mentioned; thence in an easterly direction along the line, which is the northerly line of Lot No. 36 and the southerly line of Lot No. 40 and the southerly line of Lot No. 39, 315 feet, more or less, to the southeasterly corner of Lot No. 39; thence in a northerly direction along the line which is the westerly line of Lot No. 38 and the easterly line of Lot No. 39, 50 feet to a point; thence in a general westerly direction along a line parallel with the southerly line of Lot No. 39 and the southerly line of Lot 40, 315 feet, more or less, to a point in the westerly line of Lot No. 40 and said line is also the easterly line of an unnamed street; thence from said point and along said line which is the easterly line of an unnamed street in a general southerly direction 50 feet, more or less, to the point of beginning.

Being a portion of the same property as conveyed to Born Again Church and Christian Outreach Ministries, Inc., a Tennessee non-profit corporation by Warranty Deed of record as Instrument No. 20060106-0001921, said Register's Office.

Map-Par. 070-070-096.00:

LAND in Davidson County, Tennessee, being a part of Lot No. 36 on the Map of Part of the Free Silver Plan, showing Second Addition, as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 36 fronts 25 feet on the easterly side of Roy Street and runs back 315 feet, more or less, on its northerly line along the southerly lines of Lots 40 and 39 of said Plan and 315 feet more or less, on its southerly line to an irregular line in the rear.

Being a portion of the property conveyed by Warren E. Dean, IV and Kimberly Y. Dean, to Born Again Church and Christian Outreach Ministries, Inc., a Tennessee nonprofit corporation, by Warranty Deed of record in Instrument No. 20060106-0001921, in said Register's Office.

Map-Par. 070-070-108.00:

Land in Davidson County, Tennessee being part of Lot No. 36 on the Map of Free Silver, as of record in Book 332, page 46, Register's Office for said County, described according to a survey made by Hickerson & Smith February 18, 1966, as follows:

BEGINNING on the easterly margin of Roy Street at the northwest corner of the property conveyed to Annie Dean by deed from Tom Luster and wife, of record in Book 3822, page 976, said Register's Office; thence with the easterly margin of said Roy Street north 11 degrees 45' west 50 feet to an iron pin; thence north 80 degrees 30' east 320.5 feet; thence north 14 degrees 05' west 25.8 feet to a stake at old fence corner; thence north 82 degrees 30' east 416 feet to an old iron pin by others; thence south 1 degree 40' west 280.5 feet to an old iron pin by others; thence north 80 degrees 30' west 338.3 feet to the southeast corner of the property conveyed to Ben Keeling and wife, of record in Book 3459, page 421, said Register's Office; thence with said Keeling's eastern boundary line north 14 degrees 05' west 64 feet to the southeast corner of the property conveyed to Walter A. Murray and wife, of record in Book 3537, page 349, said Register's Office; thence with said Murray's eastern boundary line north 14 degrees 05' west 75 feet to the southeast corner of the said Annie Dean property; thence with said Dean's eastern boundary line north 14 degrees 05' west 75.47 feet to said Dean's northeast corner; thence with said Dean's northern boundary line south 80 degrees 30' west 321.9 feet to the beginning, containing 2.7 acres, more or less.

Being the same property conveyed by Max Puckett to Born Again Church and Christian Outreach Ministries, Inc., by Warranty Deed of record in Book 10064, Page 395, in said Register's Office.

Map-Par. 070-080-030.00:

TRACT NO. 1

LAND in Davidson County, Tennessee, being a part of Lot No. 32 on the Map of the Free Silver Plan, Second Addition, of record in Book 332, Page 46, Register's Office for said County, and is described in accordance with a survey of George W. Watkins; Surveyor, February 11, 1960, as follows:

BEGINNING at a point on the northerly margin of Young's Lane, South 89° 30' W 50 feet from the southwest corner of the John T. Lindsley property; thence along said margin South 89° 30' West 345 feet to an iron pin; thence North 6° West 50 feet to an iron pipe; thence North 43° 30'

East 770 feet to a point; thence South 12° 30' West 240 feet, more or less, to a point; thence North 70° 0' West 25 feet to a point; thence South 49° 15' West 60 feet to a point; thence South 9° 30' West 350 feet to the beginning.

TRACT NO. 2

BEING parts of Lots 26, 27, and 28 on the Map of J.B. Haynie's Second Addition to the Free Silver Plan as of record in Book 161, Page 145, Register's Office for said County, and shown on a Map as a part of the Free Silver Plan, as of record in Book 332, Page 46, said Register's Office, and described as follows:

BEGINNING at a point, which point is the southeasterly corner of the property conveyed to T. T. Frazier by deed from John Gore and wife, of record in Book 3223, Page 6, said Register's Office, and the southwesterly corner of the property conveyed to J. H. Gore and wife, by deed from John Gore and wife, of record in Book 3133, Page 115, said Register's Office; thence North 44° 13' East 130 feet to the southeasterly corner of the J. H. Gore property, thence North 44° 30' West 147 feet to a point in the dividing line between the property now owned by T. T. Frazier and J. H. Gore and wife, thence with said dividing line South 3° 26' East 197.8 feet to the point of beginning.

TRACT NO. 3

BEING part of Lots 26 and 27 on the Map of J.B. Haynie's Second Addition to Free Silver Plan, as of record in Book 161, Page 145, Register's Office for said County, and described according to a survey made by John M. Sullivan, Civil Engineer, dated December 1, 1959, as follows:

BEGINNING at a point in the southerly margin of New West Trinity Lane, now Lincoln Street, in the dividing line between Lot Nos. 22 and 27 on said Plan; thence with the margin of said street, easterly, 163.8 feet to a point in the northwest corner of the property conveyed to J. H. Gore and wife, by deed of record in Book 3133, Page 115; thence with said Gore's westerly line, south 3° 26' East 529.6 feet to a point in a fence; thence with said fence, South 44° 13' West 270 feet to a point, a corner of Lot No. 25 on said Plan; thence with the line between Lot Nos. 22 and 25, inclusive and Lot Nos. 26 and 27, North 0° 34' West 714. 2 feet to the point of beginning.

INCLUDED in the above description but excluded from this deed is the following described property:

BEING parts of Lot Nos. 26 and 27 on the Plan of J. B. Haynie's Second Addition, as of record in Book 161, Page 145, Register's Office for said County, and described from a survey of John M. Sullivan, dated July 17, 1961, as follows:

BEGINNING at a point in the southerly margin of New West Trinity Lane or Lincoln Street, at the common corner of Lots 22 and 27; thence along said street, North 87° 57' East 163.8 feet, being the northwest corner of the property conveyed to J. H. Gore and wife, Mary Elizabeth Gore, by Deed from John Gore and wife, as of record in Book 3133, Page 115, said Register's Office; thence South 3° 26' East 288 feet; thence South 87° 57' West 158.7 feet to a point in the

dividing line between Lot Nos. 26 and 23; thence along the center line of an unnamed street, North 0° 34' West 288 feet co the beginning.

TRACT NO. 4

BEING Lot No. 24 in Haynie's Second Addition to the Free Silver Plan, as recorded in Book 161, Page 145, said Register's' Office. Said Lot 24 fronts 200 feet along the middle of a 40 foot street, and runs back westerly between parallel lines 435.5 feet to a line upon which it fronts 200 feet.

All being the same property as conveyed to Born Again Church, a Tennessee non-profit corporation by Warranty Deed of record in Book 7238, Page 720, said Register's Office.

True Copy Certification

I, Madisson Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of 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 September 13, 2024.

Affiant Signature

9/20/24
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of September, 2024.

K. Wilson
Notary's Signature

My Commission Expires: 11/2/2026

Notary Seal

