2nd

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187160 DEEDWARRSP
09/27/2024 09:53:30 AM 5 pgs
Fees: $28.00 Taxes: $2,590.00
20240927-0074981

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(AFFIX SEAL)

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 13, 2028

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
101 LEA AVENUE, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Tabernacle Primitive Baptist Church	NEW OWNER	**052-03-0-192.00**
(NAME)	(NAME)	
2623 Pennington Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Alden "Ned" Horton** and wife, **Juli Horton** (herein referred to collectively as Grantor) has this day bargained and sold, and does hereby transfer and convey unto **Glenn Tabernacle Primitive Baptist Church**, a Tennessee not-for-profit corporation (herein referred to as the "Grantee", its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Subdivision Plat, Revision Three to Lots 1 & 3 - Seventh Day Adventist & Tennessee Christian Medical Center of record in Plat at Instrument No. 20120607-0049930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of tire property.

Being the same property conveyed to Alden Horton and wife, Juli Horton by Warranty Deed of record in Instrument No. 20171002-0100897, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Hospital Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself to warrant and forever defend the title to said real estate to said Grantee, against the lawful claims of all persons, claiming by, through or under Grantor subject, however, to the Permitted Exceptions.

Witness my hand this 26th day of September, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alden "Ned" Horton

Juli Horton by Alden "Ned" Horton, her Attorney-in-fact

Juli Horton, by Alden "Ned" Horton, her Attorney-In-Fact

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alden "Ned" Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2024.

Hannah A. Kolb
Notary Public
My Commission Expires: 9/5/2028

HANNAH A. KOLB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 5, 2028

(SEAL)

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alden "Ned" Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-In-Fact for Juli Horton, the within named bargainor, and that he, as such, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2024.

Hannah A. Kolb
Notary Public
My Commission Expires: 9/5/2028

HANNAH A. KOLB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 5, 2028

(SEAL)

Exhibit "A"

Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record as Instrument Number 20120607-0049930, Register's Office of Davidson County, Tennessee.

3. All matters shown on Plat of record in Plat Book 4060, Page 123, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on Plat of record in Plat Book 4060, Page 135, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat of record in Instrument No. 2003131-0012138, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7043, Page 174, in the Register's Office for Davidson County, Tennessee.

7. Easements and other rights retained by the Metro Government of Nashville and Davidson County in Metro Bill No. 095-1312.

8. Access Easement of record in Book 9663, Page 333, in the Register's Office for Davidson County, Tennessee.

9. Right of Way for Street Purposes and Temporary Right of Entry for Construction Purposes granted to The Metropolitan Government of Nashville and Davidson County, Tennessee for the use and benefit of the Department of Public Works of record in Book 11168, Page 513, in the Register's Office for Davidson County, Tennessee.

10. Storm Water Drainage Easement and Maintenance Agreement between Kentucky-Tennessee Conference Association of Seventh Day Adventist, Inc., a Tennessee not-for-profit corporation and the Madison Campus Seventh Day Adventist Church and Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation doing business as Tennessee Christian Medical Center of record in Book 11376, Page 213, in the Register's Office for Davidson County, Tennessee.

11. Permanent Easement and Temporary Construction Easement and Temporary Right of Entry for Construction Purposes granted to The Metropolitan Government of Nashville and Davidson County, Tennessee and its assigns for the use and benefit of the department of Public Works of record in Book 11168, Page 513, in the Register's Office for Davidson County, Tennessee.

12. Easement(s) to Madison Suburban Utility District, as set forth as Instrument Nos. 20030310-0031367, 20030310-0031373, 20030310-0031374 and 20030310-0031375, Register's Office for Davidson County, Tennessee.

13. Easements in Warranty Deed to the Metropolitan Government of Nashville & Davidson County of record in Instrument Number 20061009-0124853, in the Register's Office for Davidson County, Tennessee.

14. Easement Agreement by and between HTI Memorial Hospital Corporation, a Tennessee corporation and James A. Brandon Jr. and wife, Kimia R. Brandon of record in Instrument Number 20070220-0020339, in the Register's Office for Davidson County, Tennessee.

15. Easement Agreement by and between HTI Memorial Hospital Corporation, a Tennessee corporation and Donald K. Rucker and Jonathan P. Ryan of record in Instrument Number 20070220-0020340, in the Register's Office for Davidson County, Tennessee.

16. Replacement Strom Water Drainage Easement and Maintenance Agreement of record in Instrument Number 20090422-0036520, in the Register's Office for Davidson County, Tennessee.

17. Restrictive Covenants set forth in Special Warranty Deed of record in Instrument Number 20160907-0093983, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

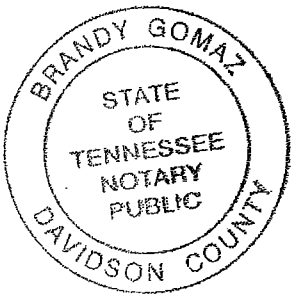
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 26, 2024 (date of document).

Affiant Signature

September 27, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of September, 20 24.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25