Karen Johnson Davidson County
Batch# 1203084 DEEDQC
11/08/2024 02:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241108-0087430

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Robert J. Notestine, III, Attorney at Law
c/o 217 Pineway Drive
Nashville, TN 37217

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ - 0 -.

Christy Britton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2024.

Notary Public
My Commission Expires: 5.5.26

FROM:	**TO:**
Gary Austin, Chairman of the Board of Trustees and Tim Britton, Mike Walker, Myra Austin, Christy Britton and Norma McAlister, Trustees of Woodbine Free Will Baptist Church, Inc.	**Gary Austin, Chairman of the Board of Trustees and Tim Britton, Mike Walker, Myra Austin, Christy Britton and Norma McAlister, Trustees of Cane Ridge Free Will Baptist Church**

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
P.O. Box 383 **Nolensville, TN 37135**	**NEW OWNER**	**#18200011600** **#18200014300**

QUITCLAIM DEED

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 acknowledged, We, Gary Austin, Chairman of the Board of Trustees and Tim Britton, Mike Walker, Myra Austin, Christy Britton, and Norma McAlister, Trustees, for the use and benefit of Woodbine Free Will Baptist Church, Inc., its successors and/or assigns, hereinafter called the GRANTORS, and by these presents do quitclaim and convey unto Gary Austin, Chairman of the Board of Trustees and Tim Britton, Mike Walker, Myra Austin, Christy Britton, and Norma McAlister, Trustees, of Cane Ridge Free Will Baptist Church, Inc., its successors and/or assigns, hereinafter called the GRANTEES, their heirs and assigns, all of our right, title and interest in the following described parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

Land lying within the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Phillip Dale Pratt, et ux, of record in Deed Book 5419, Page 714, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart Freeland Roberts, Inc., dated 01-29-08, Stanley K. Draper, R.L.S. #2389, and being bound on the south and west by the northerly and easterly right-of-way line of Old Hickory Boulevard, and being more particularly described as follows:

BEGINNING at an iron pin new in the northerly right-of-way line of Old Hickory Boulevard, being the southwesterly corner of the herein described, and being the southeasterly corner of the Glenn W. Martin property of record in D.B. 5796, Pg. 318; Thence, with said right-of-way, a curve to the left, having a radius of 675.00', a central angle of 14 deg 06' 03", chord bearing and distance N 76 deg 59' 02" W, 165.70', along an arc length of 166.12' to an iron pin new; Thence, N 84 deg 02' 03" W, 275.29' to an iron pin new; Thence, with a curve to the right, having a radius of 4000.00', a central angle of 05 deg 13' 16", chord bearing N 81 deg 25' 25" W, 364.37', along an arc length of 364.50' to an iron pin new; Thence, N 78 deg 48' 47" W, 68.19' to an iron pin new; Thence, with a curve to the right, having a radius of 165.00', a central angle of 83 deg 41' 25", chord bearing N 36 deg 58' 05" W, 220.15', along an arc length of 241.01' to an iron pin new; Thence, N 04 deg 52' 37" E, 42.41' to an iron pin new; Thence, with a curve to the right, having a radius of 750.00', a central angle of 04 deg 52' 12", chord bearing N 07 deg 18' 43" E, 63.73', along an arc length of 63.75' to an iron pin new; Thence, N 09 deg 44' 49" E, 54.78' to an iron pin new, being the southwesterly corner of the W. Lewis & Pamela Hall property, of record in D.B. 9283, Pg. 190; Thence, N 75 deg 52' 39" E, 709.63' to an t-post old; Thence, N 80 deg 25' 07" E, 348.79' to an iron pin old; Thence, N 04 deg 33' 29" E, 333.63' to an iron pin old, being the southeasterly corner of the Carol A. & Harvey Allen Fitzgerald property, of record at Instrument No. 20051007-0121007; Thence, with the southerly line of the Gene H. & Patricia Smith property, of record at Instrument No. 20020827-0103557, S 86 deg 57' 09" E, 959.35' to an iron pin old; Thence, being the southwesterly corner of the Evergreen Hills, G.P. property, of record at Instrument No. 20070608-0068965; Thence, with the westerly line of the Emma Sanders property, of record at BD Zero 0001837, S 05 deg 44' 41" W, 534.19' to an iron pin old; Thence, with the northerly line of the Floyd properties, of record at Instrument Nos. 20070124-0009909 and 20070124-0009890, N 86 deg 17' 04" W, 444.00' to an iron pin old; Thence, with said Floyd property, of record at Instrument No. 20070124-0009890, S 05 deg 44' 56" W, 205.68' to an iron pin

old; Thence, with the northerly line of the Sanders & Martin properties, of record in D.B. 7376, Pg. 531 and D.B. 5796, Pg. 318, respectively, N 84 deg 57' 11" W, 306.00' to an iron pin new; Thence, with the westerly line of said Martin property, S 25 deg 44' 54" W, 553.17' to the POINT OF BEGINNING and containing 1227690 square feet or 28.184 acres, more or less.

Being the same property conveyed to Gary Austin, Chairman of the Board of Trustees, for the use and benefit of Woodbine Free Will Baptist Church, Inc., his successors and/or assigns by deed from Joe Martin of record in Instrument No. 20080305-0021993, dated March 3, 2008, said Register's Office.

Woodbine Free Will Baptist Church had a special business meeting on March 16, 2008 (the Advisory Board had met on March 9, 2008, for church recommendation) to change the church name from Woodbine Free Will Baptist Church, Inc. to Cane Ridge Free Will Baptist Church. The purpose of this deed is for winding up the affairs and combining the two churches.

This is improved property known as 13984 & 13952 Old Hickory Blvd., Antioch, TN 37013.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 6th day of NOVEMBER, 2024, and this 6th day of NOVEMBER, 2024, and this 8th day of NOVEMBER, 2024, and this 6th day of NOVEMBER, 2024, and this 6th day of NOVEMBER, 2024, and this 6th day of NOVEMBER, 2024.

GRANTORS - Woodbine Free Will Baptist Church, Inc.

Gary Austin
By: Gary Austin, Chairman of the Board of Trustees

Tim Britton
By: Tim Britton, Trustee

Mike Walker
By: Mike Walker, Trustee

Myra Austin
By: Myra Austin, Trustee

Christy Britton
By: Christy Britton, Trustee

Norma McAlister
By: Norma McAlister, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Austin 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 Chairman of the Board of Trustees, of Woodbine Free Will Baptist Church, Inc., the within named bargainer and corporation, and that he as such Chairman of the Board of Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 6th day of NOVEMBER, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim Britton 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 Trustee, of Woodbine Free Will Baptist Church, Inc., the within named bargainer and corporation, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 6th day of NOVEMBER, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mike Walker 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 Trustee, of Woodbine Free Will Baptist Church, Inc., the within named bargainer and corporation, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 8th day of NOVEMBER, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Myra Austin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Trustee, of Woodbine Free Will Baptist Church, Inc., the within named bargainer and corporation, and that he/she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 6th day of NOVEMBER, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christy Britton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee, of Woodbine Free Will Baptist Church, Inc., the within named bargainer and corporation, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 6th day of NOVEMBER, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Norma McAlister with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee, of Woodbine Free Will Baptist Church, Inc., the within named bargainer and corporation, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 6th day of NOVEMBER, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

QCD-Cane Ridge Free Will Baptist.karen

Certification of Recorded Documents

I, Karen Suggs, 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 November 8, 2024.

(AFFIANT) – Karen Suggs

11/08/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of November, 2024.

My commission expires: 4/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY