Karen Johnson Davidson County
Batch# 1214644 DEEDWARRSP
12/11/2024 10:19:30 AM 11 pgs
Fees: $58.00 Taxes: $57,720.00
20241211-0096122

FROM: Rolling Hills Community Church, Inc. a Tennessee non-profit corporation

TO: Immanuel Church, Inc., a Tennessee non-profit corporation

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Immanuel Church, Inc. 4300 Park Avenue Nashville, TN 37209	Immanuel Church, Inc. 4300 Park Avenue Nashville, TN 37209	See attached **Exhibit A**

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219, Attn: M. Andrew Cornwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,600,000.00.

Yvonne Hall
Affiant

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of December, 2024.

Danielle Dunn
Notary Public

My Commission Expires: May 5, 2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROLLING HILLS COMMUNITY CHURCH, INC.**, a Tennessee non-profit corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **IMMANUEL CHURCH, INC.**, a Tennessee non-profit corporation, hereinafter called "GRANTEE", its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows (the "Property"), to wit:

See **Exhibit B** attached hereto and incorporated herein by reference.

This is improved property located in Nashville, Davidson County, Tennessee 37209 (see attached **Exhibit A** for property addresses).

Said Property is transferred subject to the matters set forth on **Exhibit C** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. 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.

[end of page - signatures on following page]

IN WITNESS WHEREOF, this instrument has been executed this 9th day of December, 2024.

GRANTOR:

ROLLING HILLS COMMUNITY CHURCH, INC., a Tennessee non-profit corporation

By: _____
Mike White, CFO

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike White, 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 CFO of **ROLLING HILLS COMMUNITY CHURCH, INC.**, the within named bargainor, a Tennessee non-profit corporation, and that he, as such CFO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CFO.

WITNESS my hand and official seal at Franklin, _____ Williamson County, Tennessee, this _____ day of December, 2024.

_____
Notary Public

My Commission Expires: February 1, 2028

JENNIFER MILLIGAN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Property Addresses / Map and Parcel Nos.

- 333 43rd Avenue North (Map 91-16, Parcel 170)
- 4401 Charlotte Avenue (Map 91-16, Parcel 14)
- 4401 Park Avenue (Map 91-16, Parcel 36)
- 4311 Park Avenue (Map 91-16, Parcel 190)
- 4309 Park Avenue (Map 91-16, Parcel 189)
- 4307 Park Avenue (Map 91-16, Parcel 188)
- 4305 Park Avenue (Map 91-16, Parcel 187)
- 4303 Park Avenue (Map 91-16, Parcel 186)
- 4301 Park Avenue (Map 91-16, Parcel 185)
- 4308 Elkins Avenue (Map 91-16, Parcel 193)
- 4310 Elkins Avenue (Map 91-16, Parcel 192)
- 4312 Elkins Avenue (Map 91-16, Parcel 375)
- 319 44th Avenue North (Map 91-16, Parcel 374)

EXHIBIT B

Legal Description

Tract 1

Being certain real estate in Davidson County, Tennessee as follows:

Being lot No. 202 and the easterly 17 feet of lot No. 204 of Block No. 7 on the Plan of Charlotte Park Company's First Addition as of record in Book 57, Page 103, Register's Office for said County.

Said lot No. 202 and part of lot No. 204, front together 67 feet on the southerly side of Charlotte Avenue and extend back between parallel lines, the easterly line being the westerly margin of 43rd Avenue North, 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH by deed from WILLIAM LEE SADLER AND WIFE, MARY T. SADLER, dated September 25, 1970, of record in Book 4447, Page 950, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 2

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Block "A" on the Map of the Charlotte Park Addition, of record in Book 57, Page 103, Register's Office for said County.

Said part of said Block fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines, along the westerly margin of 44th Avenue North, 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH by deed from MAXINE PAGE, TRUSTEE FOR TIMOTHY A. PAGE, dated March 19, 1973, of record in Book 4690, Page 288, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, being lot No. 302, as shown on the Map entitled Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, INCORPORATED, by deed from CHARLIE W. BYRD AND WIFE, JESSIE M. BYRD, dated July 18, 1963, of record in Book 3578, Page 103, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tracts 4 and 5

Being two tracts of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. I: Being the easterly 11 feet of lot No. 212 and the westerly 39 feet of Lot No. 210, of Block No. 8 of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said portions of said lots front together 50 feet on the southerly side of Park Avenue, formerly First Avenue, and run back between parallel lines 150 feet to an alley.

Tract No. II: Being the westerly 50 feet of lot No. 212 of Block 8 of the Plan of the Charlotte Park Company's First Addition to Nashville as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 212 fronts 50 feet on the southerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines with the easterly margin of 44th Avenue North, formerly 3rd Street, 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH by deed from FRED TAYLOR, EVA NELL SAUNDERS TAYLOR, RICHARD R. HEDGEPATH AND WIFE, MARGARET ANNETTE SAUNDERS HEDGEPATH AND MARGARET A. HEDGEPATH, CONSERVATOR FOR CHARLES P. SAUNDERS, dated September 18, 1972, of record in Book 4640, Page 873, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 6

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 11 feet of lot No. 210 and the west 39 feet of Lot No. 208 of Block No. 8, Charlotte Park Company's First Addition, a plan of which is of record in Book 57, Page 103, Register's Office for said County.

Said parts of Lots join and front together 50 feet on the southerly side of Park Avenue, formerly First Avenue, and extends back southerly between parallel lines, 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A TENNESSEE CORPORATION, by deed from FANNIE J. FRANCIS, dated May 6, 1978, of record in Book 5283, Page 11, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 7

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 39 feet of lot No. 206 and the easterly 11 feet of Lot No. 208 of Block 8 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said part of lots 206 and 208 front together 50 feet on the southerly side of Park Avenue, formerly First Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, INCORPORATED by deed from EDITH MALONE PAUL, dated December 1, 1967, of record in Book 4195, Page 726, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 8

Land in Davidson County, Tennessee, being the westerly 39 feet of Lot No. 204 and the easterly 11 feet of lot No. 206 of Block No. 8 on the plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said parts of lots Nos. 204 and 206 front together 50 feet on the southerly side of Park, formerly First Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A NON-PROFIT CORPORATION, by deed from C. J. MANGRUM AND WIFE, ANNIE MILDRED MANGRUM, dated October 3, 1980, of record in Book 5661, Page 146, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 9

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 202 and the easterly 11 feet of lot No. 204, of Block 8 on the Plan of Charlotte Park, of record in Book 57, Page 103, Register's Office for said County.

Said lot and part of said lot adjoin and front together 61 feet on the south side of Park Avenue and run back between parallel lines along the west margin of 43rd Avenue, North, 150 feet to an alley.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A TENNESSEE CORPORATION, by deed from FANNIE J. FRANCIS, dated January 9, 1976, of record in Book 4987, Page 552, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 10

Being certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 50 feet of lot Nos. 301 and 303 and the northerly 50 feet of the easterly 41 feet of lot No. 305 of Block 13, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said part of lot Nos. 301, 303 and 305 front 50 feet on the westerly side of 44th. Ave. North and extend back between parallel lines with the southerly margin of an alley 141 feet to a dead line.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A TENNESSEE CORPORATION, by deed from C. E. FRANCIS AND WIFE, FANNIE J. FRANCIS, dated November 7, 1970, of record in Book 4533, Page 990, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 11

Being certain real estate in Davidson County, Tennessee, as follows:

Being part of lot Nos. 209 and 211 in Block No. 8, Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County, described as follows:

Beginning at the northeast corner of 44th Avenue North and Elkins Ave; thence with the easterly margin of 44th Avenue North, northerly 124 feet; thence easterly 61 feet; thence northerly 26 feet to the southerly margin of an alley; thence with said alley, eastwardly 39 feet to the corner of lot Nos. 207 and 209; thence with the line between said two lots, southwardly 150 feet to the northerly margin of Elkins Avenue, thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A TENNESSEE CORPORATION, by deed from VELMER LESTER HARDEN AND WIFE, DELMA JANE GILLUM HARDEN, dated June 29, 1972, of record in Book 4615, Page 121, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 12

Land in Davidson County, Tennessee, being Lot 207, Block 8, as shown on the Map entitled Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A TENNESSEE CORPORATION by deed from T. A. PARDUE, UNMARRIED, dated November 18, 1975, of record in Book 4972, Page 432, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

Tract 13

Land in Davidson County, Tennessee, being Lot 205, Block 8, as shown on the Map entitled Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PARK AVENUE BAPTIST CHURCH, A TENNESSEE CORPORATION, by deed from T. A. PARDUE, UNMARRIED, dated November 18, 1975, of record in Book 4972, Page 430, said Register's Office. PARK AVENUE BAPTIST CHURCH is now ROLLING HILLS COMMUNITY CHURCH, INC. by Certificate of Merger of record in Instrument No. 20191119-0119228, said Register's Office.

EXHIBIT C

Permitted Exceptions

1. General and special taxes and assessments for the year 2024 and subsequent years are due and payable but not yet delinquent until February 28, 2025.

2. Sanitary Sewer Easement of record in Book 4533, Page 990, said Register's Office. (Tract 10)

3. All matters which would be disclosed by a current, complete and accurate survey of the Property.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 December 9, 2024.
Date

Danielle Dunn
Affiant Signature

December 9, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of December, 2024.

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON