Karen Johnson Davidson County
Batch# 1226460 DEEDWARR
01/14/2025 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20250114-0003030

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249562** KAYTLYN N. DODSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Cheatham The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2025. Notary Public My Commission Expires: 2.5.2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Exotic Realty Group, LLC & EA Partnership, LLC 2500 Bayview Drive Nashville, TN 37217	New Owner	Tax Parcel ID Nos. 163 00 0 212.00 & 163 01 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lighthouse Ministries of Antioch TN, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Exotic Realty Group, LLC, a Tennessee limited liability company, and EA Partnership, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Parcel 1

Land in the 1st Civil District of Davidson County, Tennessee and being described according to the plat of SECTION TWO, ANTIOCH WOODS as recorded in Book 9700, Page 799, R.O.D.C., Tn. as follows:

Beginning in the Southeasterly margin of Una-Antioch Pike at the most Northerly corner of said Section Two, Antioch Woods;

Thence, leaving said margin, South 46°38'04" East a distance of 16.53 feet;

Thence along the rear of lots 28, 29 and 31 with a curve to the left an arc distance of 352.00 feet, said curve having a radius of 3777.72 feet a chord direction of South 38°31'05" West and a chord length of 351.87 feet;

Thence along the Northerly margin of Antioch Woods Way with a curve to the right an arc distance of 32.91 feet, said curve having a radius of 205.30 feet, a chord direction of North 49°52'36" West and a chord length of 32.88 feet;

Thence along a curve to the right an arc distance of 41.81 feet, said curve having a radius of 25.00 feet, a chord direction of North 02°37'43" East and a chord length of 37.11 feet;

Thence along Southeasterly margin of Una-Antioch Pike with a curve to the left an arc distance of 173.97 feet, said curve having a radius of 1384.10 feet, a chord direction of North 46°56'27" East and a chord length of 173.86 feet;

Thence, North 43°20'24" East a distance of 150.84 feet to the Point of Beginning and containing 0.25 acres or 10,897 square feet.

Parcel 2

Land in the 1st Civil District of Davidson County, Tennessee and being described according to the plat of SECTION TWO, ANTIOCH WOODS as recorded in Book 9700, Page 799, R.O.D.C., TN. as follows:

Beginning in the Northerly margin of Moss Road at the Southwest corner of lot 13, Section One Antioch Woods as recorded in Book 9700, Page 639, R.O.D.C., Tn.;

Thence, along the Northerly margin of Moss Road, North 86°02'40" West a distance of 393.30 feet;

Thence along the Southeasterly margin of Una-Antioch Pike with a curve to the left an arc distance of 323.97 feet, said curve having a radius of 2359.55 feet, a chord direction of North 61°07'20" East and a chord length of 323.72 feet;

Thence, North 57°11'19" East a distance of 132.53 feet;

Thence along a curve to the left an arc distance of 71.63 feet, said curve having a radius of 1384.10 feet, a chord direction of North 55°42'22" East and a chord length of 71.62 feet;

Thence along Southerly margin of Antioch Woods Way with a curve to the right an arc distance of 36.24 feet, said curve having a radius of 25.00 feet, a chord direction of South 84°14'59" East and a chord length of 33.15 feet;

Thence along a curve to the left an arc distance of 50.28 feet, said curve having a radius of 245.30 feet, a chord direction of South 48°35'42" East and a chord length of 50.19 feet;

Thence leaving Antioch Woods Way and along a curve to the left an arc distance of 239.27 feet, said curve having a radius of 3777.72 feet, a chord direction of South 33°25'39" West and a chord length of 239.23 feet;

Thence along a curve to the left an arc distance of 47.56 feet said curve having a radius of 30.00 feet a chord direction of South 13°48'26" East and a chord length of 42.73 feet;

Thence, South 30°46'20" West a distance of 20.91 feet to the Point of Beginning and containing 1.45 acres or 62,953 square feet.

Being part of the same property conveyed to Deluxe Homes, LLC, by Warranty Deed from PSA Development, of record in Book 10708, Page 608, as re-recorded in Instrument No. 20030806-0111795, in the Register's Office of Davidson County, Tennessee, dated November 25, 1997 and recorded on December 4, 1997.

Further being the same property conveyed to LIGHT HOUSE BAPTIST CHURCH OF ANTIOCH, by quitclaim deed from DELUXE HOMES, LLC, of record in Instrument No. 20040415-0042312, dated January 20, 2004, said Register's Office. LIGHTHOUSE BAPTIST CHURCH OF NASHVILLE, TENNESSEE, ERRONEOUSLY REFERENCED AS LIGHT HOUSE BAPTIST CHURCH OF ANTIOCH in prior conveyance changed its name to LIGHTHOUSE MINISTRIES OF ANTIOCH TN, INC. by Articles of Amendment dated February 8, 2011, of record in the Secretary of State's Office in Nashville, Tennessee.

See Articles of Amendment to the Charter recorded in Instrument No. 20110404-0025405, Register's Office of Davidson County, Tennessee and Affidavit in Furtherance of Title, of record in Instrument No. _____202501140003029_____, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, ANTIOCH WOODS, as recorded in Plat Book 9700, Page(s) 799.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9542, Page 979, Book 9542, Page 982, and Book 9542, Page 985, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 0 Una Antioch Pike Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2025.

Lighthouse Ministries of Antioch TN, Inc.

BY: Alfred S. Henson
Alfred G. Henson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alfred G. Henson, with whom I am personally acquainted, and who acknowledged himself to be the President of Lighthouse Ministries of Antioch TN, Inc., a Tennessee corporation, the within named bargainer, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 9th day of January, 2025.

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires:

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 1/9/2025 (date of document).

L. Broner McCoy
Date: 1/14/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 14th day of Jan., 2025.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY