Karen Johnson Davidson County
Batch# 1228446 DEEDWARRSP
01/21/2025 10:27:30 AM 7 pgs
Fees: $38.00 Taxes: $26,085.00
20250121-0004367

Special Warranty Deed

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $7,050,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2025.

Notary Public

My commission expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC (DGL)
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nashville Stewarts Ferry, LLC 3841 Green Hills Village Dr., Suite 400 Nashville, Tennessee 37215	Nashville Stewarts Ferry, LLC 3841 Green Hills Village Dr., Suite 400 Nashville, Tennessee 37215	096-00-0-005.01 096-00-0-005.02

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CONNECTION UNITED METHODIST CHURCH, INC., a Tennessee nonprofit corporation ("Grantor"), has, effective as of this 16 day of January, 2025 (the "Effective Date"), bargained and sold, and does hereby transfer and convey unto NASHVILLE STEWARTS FERRY, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto (the "Property"). This is improved property known as 605 Stewarts Ferry Pike, Nashville, Tennessee 37214.

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

Said Property is conveyed subject to all taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such Property (collectively, the "Permitted Encumbrances").

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but not further or otherwise.

Said Property is also conveyed to Grantee subject to the following restrictive covenant which shall run with the land and shall bind Grantee, its successors and assigns:

> At least ten percent (10%) of the total number of residential units within any development constructed on the Property for lease shall be reserved and leased only as workforce housing. As used in the previous sentence, "workforce housing" means housing that is affordable, according to the U.S. Department of Housing and Urban Development ("HUD"), for rental, and that is occupied, reserved, or marketed for occupancy by households with a gross family income that is greater than 60 percent but does not exceed 120 percent of the area median gross family income for households of the same size within the Nashville—Davidson—Murfreesboro—Franklin, Tennessee, MSA as established in the schedule published annually by HUD. For establishing workforce housing rental rates, the following schedule shall be used for occupants per unit type:
>
> | | |
> |---|---|
> | Efficiency/Studio: | 1 Person |
> | One Bedroom: | 2 People |
> | Two Bedroom: | 3 People |
> | Three Bedroom: | 4 People |
> | Four Bedroom: | 5 People |
> | Five Bedroom: | 6 People |

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

CONNECTION UNITED METHODIST CHURCH, INC.,
a Tennessee nonprofit corporation

By: _____
Name: Harold G. Stovall
Title: Property Chair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Harold G. Stovall, 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 Property Chair of CONNECTION UNITED METHODIST CHURCH, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he, as such Property Chair, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Property Chair.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of January 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/21/28

PUTNAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARK ANDREW KRIEGS

4908-4593-6653, v. 1

Exhibit A

Legal Description

Parcel 1 (Map 96. Parcel 5.01):

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the northerly margin of Stewarts Ferry Pike on the line between Lots Nos. 4 and 5 of said division of the Estate of James Ridley, said point also lying in the easterly line of the property conveyed to Bert Bacherig by deed from Arthur Fuqua Stanford and wife, as of record in Book 611, Page 673, Register's Office for Davidson County, Tennessee; thence with the line between said Lots No. 4 and 5 and with said Bacherig's easterly line, crossing McCrory Creek, North 3 degrees East 948 feet to said Bacherig's north corner; thence in part with the line between said Lots Nos. 3 and 4 and with an inner easterly line of the property conveyed to the State of Tennessee by deed from Arthur Fuqua Stanford, as of record in Book 571, Page 169, said Register's Office, North 0 degrees 56 minutes East 581.5 feet to an iron pin at the most westerly Southwest corner of the property conveyed to Mrs. Margaret McCampbell Lassing by deed from Thomas G. McCampbell, et al, as of record in Book 1975, Page 547, said Register's Office; thence with said Lassing's inner southerly line South 89 degrees 24 minutes East 700 feet to an iron pin at an inner corner of said Lassing's property; thence with said Lassing's westerly line South 3 degrees West 635 feet to a point lying North 1 degrees 56 minutes East 508.5 feet, North 5 degrees 04 minutes East 81.5 feet and North 3 degrees East 400 feet along said Lassing's westerly line from the northerly margin of said Pike; thence North 87 degrees West 186.5 feet to a point; thence South 1 degrees 56 minutes West 945 feet to a point in the northerly margin of said Pike, said point lying westerly 180 feet along the northerly margin of said Pike from said Lassing's westerly line; thence with the northerly margin of said Pike around a slight curve to the left, having a radius of 1,624.6 feet, westerly 452.3 feet to a point; thence South 88 degrees 47 minutes West 82.5 feet to the point of beginning, containing 20.7 acres, more or less.

There is included in the foregoing description a tract of approximately 6 acres previously conveyed to the Trustees of Hickory Bend Methodist Church by deed of record in Book 3761, Page 200, said Register's Office.

Parcel 2 (Map 96. Parcel 5.02):

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

Beginning at a point in the northerly right-of-way of Stewart's Ferry Road, said point being the common front corner of Grantor's property and the Bacherig property; thence with the property line between Grantor and the said Bacherig property North 3 degrees East 498 feet to a point; thence South 87 degrees 36 minutes East 521.37 feet to a point and the line between Grantor's property and

the property of T.G. McCampbell; thence with said property line South 1 degrees 56 minutes West 527 feet to the northerly right-of-way of Stewart's Ferry Road, said point being on a curve having a radius of 1,624.6 feet; thence with said curve a distance of 452.3 feet to the T.C. of said curve; thence continuing with the above mentioned right-of-way South 88 degrees 47 minutes West 82.5 feet to the point of beginning, containing 6 acres, more or less.

Tract 2:

Beginning at a point at the northerly margin of Lauer Drive (being the southeasterly corner of the herein described tract and being 239.52 feet along a curve northeasterly from the southernmost corner of the tract, which southernmost corner of the tract is 30 feet, more or less from the margin of Stewarts Ferry Pike) thence, from that point, North 6 degrees 23 minutes East 295.05 feet to a point; thence North 9 degrees 31 minutes East 81.5 feet to a point; thence North 7 degrees 27 minutes East 400 feet to a point; thence North 87 degrees 00 minutes West 186.5 feet to a point; thence South 6 degrees 51 minutes West 941.79 feet to a point; thence South 67 degrees 02 minutes East 36.11 feet to a point; thence North 12 degrees 56 minutes East 67.76 feet to a point; thence along the northerly margin of Lauer Drive along an arc having a radius of 125.00 feet a distance of 105.12 feet to a point; thence North 71 degrees 27 minutes East 66.64 feet to a point, being the point of beginning, containing 3.29 acres, more or less, and subject to a sanitary sewer easement of record in Book 4781, Page 935, said Register's Office.

Less and except portions of the land conveyed in Book 4969, Page 170; Book 7050, Page 170; and Book 5943, Page 789, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connection United Methodist Church, Inc. by Quitclaim Deed from Hickory Bend United Methodist Church of record in Instrument No. 20220406-0039670, Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 06, 2022.

Cumberland River District
Tennessee-Western Kentucky Conference

Reverend Jerry Wallace
District Superintendent

Tennessee-Western Kentucky Conference

[redacted]

Connection UMC
PO Box 148120
Nashville, TN 37214

To Whom it May Concern:

This letter shall serve as the acknowledgement and consent of the District Superintendent, to the proposed sale of the Hickory Bend United Methodist Church property.

This letter shall be affixed to or included in the instrument of sale in accordance with the *2016 Book of Discipline of the United Methodist Church,* Paragraph 2540.3.

Sincerely,

Rev. Jerry K. Wallace

Rev Jerry K Wallace
Cumberland River District Superintendent

202501210004367

Tennessee Certification of Electronic Document

I, Al Frazier, 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 on January 16, 2025 (date of document).

Affiant Signature

January 16, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON