Karen Johnson Davidson County
Batch# 1228446 DEEDQC
01/21/2025 10:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250121-0004368

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 11/6/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: D. Grant Luiken, Jr.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
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

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, CONNECTION UNITED METHODIST CHURCH, INC., a Tennessee nonprofit corporation ("Grantor"), by these presents, as of this 16 day of January, 2025 (the "Effective Date"), does hereby quitclaim and convey unto NASHVILLE STEWARTS FERRY, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 605 Stewarts Ferry Pike, Nashville, Tennessee 37214.

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

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

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Exhibit A

Legal Description

Being land in Nashville, Urban Services District, 14th. Councilmanic District, Davidson County, Tennessee, located generally on the north side of Stewarts Ferry Pike at the northwest quadrant of the intersection of Stewarts Ferry Pike and Lauer Drive and being more particularly described as follows:

BEGINNING in the northerly right of way line of Lauer Drive (50 foot right of way) at the southwest corner of Stewarts Ferry, LTD, as of record in Deed Book 8169, Page 33, R.O.D.C., said corner being the southeast corner of the herein described;

THENCE, with the northerly right of way line of Lauer Drive, S 71° 29' 47" W, passing a concrete right of way monument at 66.64 feet, in all 100.00 feet;

THENCE, continuing with the northerly right of way line of Lauer Drive, N 76° 16' 12" W, 78.63 feet;

THENCE, with the westerly right of way line of Lauer Drive, S 06°53'47" W 130.00 feet to the northerly right of way line of Stewarts Ferry Pike;

THENCE, with the northerly right of way line of Stewarts Ferry Pike (variable width right of way) along a curve to the left 401.45 feet to the southeast corner of Lot 1, Stewartwood Annex Subdivision, as of record in Instrument 20031222-0181878, R.O.D.C., said curve having a central angle of 17° 38' 57", a radius of 1,303.24 feet, a tangent of 202.33 feet, and a chord of N 75° 24' 15" W, 399.86 feet;

THENCE, with the easterly line of lots 1 & 2, Stewartwood Annex Subdivision, N 08° 25' 30" E, 480.24 feet to the northeast corner of lot 2, Stewartwood Annex Subdivision;

THENCE, with the northerly line of lot 2, Stewartwood Annex Subdivision, N 82° 10' 30" W, 150.00 feet to a ½" capped rebar "Cherry" found at the northwest corner of lot 2, Stewartwood Annex Subdivision in the easterly line of lot 1, Revised Stewartwood, as of record in Plat Book 6900, Page 369, R.O.M.C.;

THENCE, with the easterly line of said lot 1, Revised Stewartwood and the easterly line of the Plan of Resubdivision of Lot 2, Revision of Stewartwood, as of record in Instrument 20121001-0088856, R.O.D.C., N 08°31'32" E, crossing the center of McCrory Creek at 260 feet, in all, 449.34 feet to a ½" rebar found at the southeast corner of the State of Tennessee C.B.D.C & M.T.M.H.I, as of record in Deed Book 571, Page 169, R.O.D.C.;

THENCE, running generally with a fence line and the easterly line of the State of Tennessee Property, N 07° 01' 45" E, crossing the center of McCrory Creek at approximately 315 feet, in all, 580.20 feet to a ½" capped rebar "Cherry" found 2 feet east of a rock wall at a outside southwest corner of the Revised Rerecording of Stewarts Ferry Apartments, as of record in Plat Book 6900, Page 48, R.O.D.C.;

THENCE, with a southerly line of said Stewarts Ferry Apartments, S 83° 52' 57" E, 700.00 feet to a ½" rebar found 3 feet west of a AT & T riser;

THENCE, with the westerly line of said Stewarts Ferry Apartments, S 07° 29'47" W, 635.01 feet;

THENCE, continuing with said westerly line of Stewarts Ferry Apartments, S 07° 34' 01" W, 400.27 feet;

THENCE, continuing with said line, S 09° 28' 18" W, 81.53 feet;

THENCE, continuing with said line, S 06° 21' 29" W, 294.76 feet to the point of beginning.

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.

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