This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1237730 DEEDQC
02/14/2025 10:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250214-0011323

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Anchor Fellowship, Inc. 100 Taylor Street Nashville, Tennessee 37208	Same Address as New Owner.	Map & Parcel: 04100006200

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BORDERLAND MISSION**, a Tennessee non-profit corporation (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **THE ANCHOR FELLOWSHIP, INC.**, a Tennessee non-profit corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of February, 2025.

GRANTOR:

BORDERLAND MISSION,
a Tennessee non-profit corporation

By: _____
Name: Joshua A. Stump
Title: Pastor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joshua A. Stump the pastor of Borderland Mission, a Tennessee non-profit corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the pastor of Borderland Mission, a Tennessee non-profit corporation.

WITNESS my hand and official seal, this 12 day of February, 2025.

My Commission Expires:

9-8-25

_____
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 17 day of February, 2025.

Affiant

Samantha Birdsall
Notary Public

My Commission Expires: 9-8-25



EXHIBIT "A"

Legal Description of the Property

Land lying in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being a part of the southerly 25 acres of Tract No. 5, as shown on the Map of the division of the heirs of Mary Kyle Dale, et al., as of record in Book 547, page 67, Register's Office for said county, said part of Lot No. 5 being a part of Tract No. 2 as shown on the Map of the K.J. Morris lands, as of record in Book 57, page 49, said Register's Office, and described according to a survey made by E.L. Miller, Jr., and Company, revised May 23, 1963, as follows:

Beginning at a ½-inch Iron Rod (set) with a cap stamped "TTL" on the southerly margin of Old Hickory Boulevard, the most northeasterly corner of the tract herein described, being the northwest corner of the property conveyed to Helen & W.M. C. (LE) Rainsford, of record Quit Claim in book 8480, page 441, Register's Office for Davidson County, Tennessee; said Iron Rod measuring approximately 30 feet from the center of said Old Hickory Boulevard;

Thence leaving margin of said road and following Rainsford's westerly line S 36°41'14" W a distance of 243.23 feet to a 1-inch Iron Pipe (found).

Thence with Rainsford's southerly line S 57°03'46" E a distance of 83.30 feet to a 1-inch Iron Pipe (found); being the southwest corner of the Jorge Calderon Huerta property (Inst. No. 202201050002039, R.O.D.C., TN).

Thence with Huerta's southerly line S 53°38'46" E a distance of 85.00 feet to a point by a 24-inch tree; being the southeast corner of said Huerta property, and a common corner of the Larry Hall, Trustee property (Inst. No. 201410310100849, R.O.D.C., TN).

Thence with the westerly lines of said Hall property, the Levoy L. & Cleon Dewey property (Bk 10182, pg 813, R.O.D.C., TN), and the Theodore James Wetherington, ET AL property (Inst. No. 202103160034953, R.O.D.C., TN) S 14°51'14" W a distance of 124.20 feet (passing through two 1-inch Iron Pipes, found at 5.00 feet and 43.88 feet) to a point by an 18-inch Hackberry tree; said point being the southwest corner of said Wetherington property and the northwest corner of the Reuben I. Jr., & Vanzora M. Jackson property (Inst. No. 200207230088626, R.O.D.C., TN).

Thence with Jackson's westerly line S 25°28'26" W a distance of 150.70 feet to a Concrete Monument (found); being the southeast corner of the herein described tract, the northwest corner of the Charles R. Beasley, ETUX property (Inst. No. 202103160034953, R.O.D.C., TN), and the northeast corner of the Mary D. & Joseph R. Stockman property (Inst. No. 201904110032911, R.O.D.C., TN).

Thence with Stockman's north line N 84°32'37" W a distance of 148.00 feet to a Concrete Monument (found); being the northeast corner of the Eric Curtis Concklin & Paton Fellows property (Inst. No. 202401030000745, R.O.D.C., TN).

Thence with Concklin & Fellows' north line N 82°57'37" W a distance of 183.00 feet to a Concrete Monument (found); being the southwest corner of the herein described tract and being a point on the east line of the New South Federal Savings Bank property (Inst. No. 200908120075960, R.O.D.C., TN), A.K.A. Vantage Pointe, Section II, Inst. No. PL-200604060040015.

Thence with New South Federal Savings Bank's east line N 03°12'12" E a distance of 99.29 feet to a 2-inch Iron Pipe (found); being the southeast corner of the New South Federal Savings Bank property (Inst. No. 200908120075960, R.O.D.C., TN), A.K.A. Vantage Pointe, Section I, Inst. No. PL-200310170154221.

Thence with New South Federal Savings Bank's east line N 15°31'13" E a distance of 316.10 feet to a ½-inch Iron Rod (set) with a cap stamped "TTL"; being the southwest corner of the Infinity Management Group, Inc., property (Inst. No. 202410010075836, R.O.D.C., TN).

Thence with Infinity Management Group, Inc., south line S 77°17'02" E a distance of 51.51 feet to a ½-inch Iron Rod (found), being the southwest corner of the Raul Escobar property (Inst. No. 200211200144034, R.O.D.C., TN).

Thence with Escobar's south line S 61°33'35" E a distance of 60.36 feet to a ½-inch Iron Rod (found), being the southeast corner of said Escobar property.

Thence with Escobar's east line N 37°07'55" E a distance of 252.21 feet to a ½-inch Iron Rod (found), being the northwest corner of the tract described herein, located on the southerly margin of said Old Hickory Boulevard, and being approximately 30 feet from the center of said road.

Thence with the southerly margin of said road S 59°13'46" E a distance of 66.80 feet to a point.

Thence with the southerly margin of said road S 55°33'46" E a distance of 35.73 feet to the point of beginning, containing 3.57 acres, or 155,517 square feet more or less.

Being the same property conveyed to Borderland Mission, a Tennessee non-profit corporation by Quit Claim Deed of record in Instrument No. 20250213-0011052 Register's Office for Davidson County, Tennessee.

According to an ALTA/NSPS Land Title Survey by Michael J. Moore, Tenn. RLS No. 2336, 624 Grassmere Park Suite #14, Nashville, Tennessee 37211, dated November 4, 2024, and designated as Project No. 241202769.

Address of Property: 1287 Old Hickory Boulevard, Nashville, Tennessee 37207

Tax Parcel Id: 04100006200

TRUE COPY CERTIFICATION

I, Mollie Gass, 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 **February 12, 2025**.

Mollie Gass

2/14/25
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 2/14/25, before me, the undersigned, personally appeared Mollie Gass, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025