Karen Johnson Davidson County
Batch# 1239039 DEEDQC
02/20/2025 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012561

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0071

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madison Hispanic Church of the Nazarene, Inc.	NEW OWNER	Map: 03315003200 03316000600 03316000500 03316000400
(NAME) 917 Apple Valley Rd.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADVISORY BOARD, MIDSOUTH DISTRICT CHURCH OF THE NAZARENE, INC., SUCCESSOR TO TRUSTEES OF DALE CHURCH OF THE NAZARENE, WHICH IS NOW DISSOLVED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

MADISON HISPANIC CHURCH OF THE NAZARENE, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Map #03315003200 and Map #03316000600

BEING Lots Nos. 173, 174, 175 and 176, on the MAP OF PRIMROSE ACRES SUBDIVISION, SECTION II, as of record in Book 2900, Pages 43 and 44, Register's Office for Davidson County, Tennessee, and being described as follows:

SAID Lot No. 173 is described as beginning on the northerly margin at the common front corner of Lots Nos. 173 and 174; thence with the line between said Lots northerly 255 feet to a monument at the common rear corners of said Lots; thence southeasterly 165.4 feet to a point; thence southerly 102.9 feet to a point in the westerly margin of Woods Lake Drive; thence with the westerly margin of same, southwesterly 109 feet to a monument in the beginning of a curve; thence with said curve on a radius of 25 feet, 37.90 feet to a monument in the northerly margin of Apple Valley Road; thence with the northerly margin of same, northwesterly 139.68 feet to the beginning.

SAID Lot No. 174 fronts 120 feet on the northerly margin of Apple Valley Road and runs back between lines 255 feet on the easterly line and 373.9 feet on the westerly line to a dead line in the rear, measuring 205 feet thereon.

SAID Lot No. 175 fronts 95 feet on the northerly margin of Apple Valley Road and runs back between lines 373.9 feet on the easterly line and 369.4 feet on the westerly line to a dead line in the rear which is a broken line and measures 143 feet thereon.

SAID Lot No. 176 fronts 95 feet on the northerly margin of Apple Valley Road and runs back between lines 369.4 feet on the easterly line and 358.8 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 128.2 feet thereon.

Being the same property conveyed to Trustees of Dale Church of The Nazarene by deed from Jeffrey Lee Darnell, Trustee of Bible Center Church a/k/a Bible Center Church of Davidson County, Tennessee, a Tennessee Corporation, of record in Book 7068, Page 564, dated December 10, 1986, said Register's Office.

and,

Map #03316000500 and Map #03316000400

BEING Reserved Parcel "A" on the Plan of Primrose Acres, Section 3, of record in Plat Book 2900, Page 71, Register's Office of Davidson County, Tennessee, and Reserved Parcel "A" on the Plan of Primrose Acres, Section 2, of record in Plat Book 2900, Page 44, Register's Office of Davidson County, Tennessee. Said reserved parcels adjoin each other and together form a roughly triangular tract containing 1.682 acres, more or less, according to an undated survey by Ragan Smith Murphy & Associates, Inc.

Being a portion of the same property conveyed to Jones Enterprises, Inc. by deed from John E. Wright, et al, of record in Book 4741, page 802, Register's Office of Davidson County, Tennessee.

It is understood by Grantee herein that property hereby conveyed has no independent road access.

Being the same property conveyed to Trustees of Dale Church of Nazarene by deed from Jones Enterprises, Inc. of record in Book 7353, Page 101, dated September 15, 1987, said Register's Office.

This is improved property, known as 917 & 925 Apple Valley Rd., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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.

Witness our hands this 20th day of February, 2025.

Advisory Board, MidSouth District Church of the Nazarene, Inc.

BY: _____
Jeffrey A. Sexton
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Vice President respectively of Advisory Board, MidSouth District Church of the Nazarene, Inc., the within named bargainer, and corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of February, 2025.

My Commission Expires: 3-3-26

_____
Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Anita Lester, 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 20, 2025.

(AFFIANT) – Anita Lester

February 20, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 20, 2025.

My commission expires: 2-2-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON