Karen Johnson Davidson County
Batch # 1248893 DEEDQC
03/21/2025 09.25 15 AM 4 pgs
Fees $22 00 Taxes $0 00
20250321-0021040

This Instrument Prepared By
and after recording return to:

Wills Law, PLLC
Bennett J. Wills (BPR# 034831)
750 Old Hickory Blvd.
Bldg. 2, Ste. 150
Brentwood, TN 37027

This instrument was drafted from information furnished by the parties. No representations or warranties are made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

New Owners and Address:	Send Tax Bills To:	Tax Parcel Numbers
BANBURY CROSSING HOMEOWNERS ASSOCIATION, INC. 2000 Mallory Ln., Suite 290 #1328 Franklin, TN 37067	BANBURY CROSSING HOMEOWNERS ASSOCIATION, INC. 2000 Mallory Ln., Suite 290 #1328 Franklin, TN 37067	Parcel ID: 172090A13600CO AND Parcel ID: 172090A13500CO

QUITCLAIM DEED

For and in consideration of One Dollar ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a religious corporation** (hereinafter referred to as "**GRANTOR**"), does quitclaim and convey its undivided right, title and interest to the hereinafter described property to **BANBURY CROSSING HOMEWONERS ASSOCIATION, INC.** (hereinafter referred to as the "**GRANTEE**"), its heirs successors and assigns, in and to the following described lots or parcels of land:

This consists of two parcels of property commonly known as:

0 EDMONDSON PIKE, Brentwood, Tennessee 37027; further described as:

Land in 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the partition of the lands of Pierce Waller, deceased, described according to a survey made by H.B. Fowlkes, July, 1946, as follows:

Beginning in the center of Edmonson Road at the northeast corner of the property conveyed to Luther T. Alexander and wife, by deed from W.C. Waller, et al, of record in book 1247, page 74, Register's Office for said County, being the corner of lot Nos. 1 and 2; thence with the line between said two lots and Alexander's northerly line north 87 degrees west 286 feet; thence north 4 degrees east 481 feet; thence north 84 degrees 58' east 200 feet to the center of Edmonson Road; thence with the center of said Road as follows: south 33 degrees 29' east 80 feet; south 21 degrees

58' east 50 feet south 2 degrees 31' west 352.1 feet to the beginning containing 3.11 acres, more or less.

Being the same property conveyed to the Trustees of the International Church of the Foursquare Gospel by Warranty Deed from C.R. Batts and wife, Judy D. Batts of record in Book 7954, page 315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the International Church of the Foursquare Gospel, a religious corporation, by Quitclaim Deed from Marizona Robinson, Wilma Melton and Daisy Martin, Trustees of the International Church of the Foursquare Gospel, of record in Book 8032, pages 710-711, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all unpaid taxes that may be a lien against the property, any and all existing easements and restrictions, and any and all existing liens and encumbrances that may have been filed against the property.

IN WITNESS WHEREOF, this document was executed this 19 day of March, 2025.

BY: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, GRANTOR

Authorized Agent

Andrew Nakamura, Asst. Secretary
Print Name

STATE OF CALIFORNIA }
}
COUNTY OF _____}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, an authorized agent of the INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2025.

PLEASE SEE ATTACHMENT
NOTARY PUBLIC

_____
My Commission Expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On March 19, 2025 before me, Gabriela Torres, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Andrew Nakamura and Jon R. Wolfe,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____
Signature of Notary Public

GABRIELA TORRES
Notary Public - California
Los Angeles County
Commission # 2472630
My Comm. Expires Dec 16, 2027

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Document Date: 03-19-2025
Number of Pages: three Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name. Andrew Nakamura	Signer's Name: Jon R Wolfe
☒ Corporate Officer — Title(s): Asst Secretary	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☒ Other. Property Advisor
Signer Is Representing: International Church of the Foursquare Gospel	Signer Is Representing: International Church of the Foursquare Gospel

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I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

BY: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, GRANTOR

Authorized Agent / Affiant

Jon R Wolfe, Property Advisor

Print Name

STATE OF CALIFORNIA }
}
COUNTY OF _____}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, an authorized agent of the INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of _____, 2025.

PLEASE SEE ATTACHMENT

NOTARY PUBLIC

_____

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, **Affiant**
Subscribed and sworn before me this the
21 **Day of** March, 2025.
Julia Rivera, **Deputy Register**