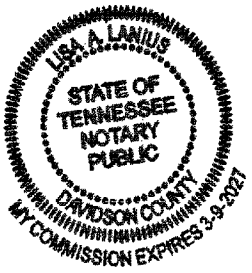
Karen Johnson Davidson County
Batch# 1249208 DEEDWARRSP
03/21/2025 01:57:30 PM 5 pgs
Fees: $28.00 Taxes: $2,571.50
20250321-0021434

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $695,000.00. Affiant Subscribed and sworn to before me, this the 21st day of March, 2025. Notary Public My commission expires: 3/9/2027

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:
Midtown Fellowship 2415 12th Ave. South Nashville, Tennessee 37204	Midtown Fellowship 2415 12th Ave. South Nashville, Tennessee 37204	172-01-0-019.00

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, THE CHURCH OF GRACE VILLAGE: A COMMUNITY OF THE PCA, a Tennessee nonprofit corporation ("Grantor"), has, effective as of this 21st day of March, 2025 (the "Effective Date"), bargained and sold, and does hereby transfer and convey unto MIDTOWN FELLOWSHIP, INCORPORATED, a Tennessee nonprofit corporation ("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 5866 Edmondson Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

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

GRANTOR:

THE CHURCH OF GRACE VILLAGE: A COMMUNITY OF THE PCA,
a Tennessee nonprofit corporation

By: _____
Name: Charles McGowan
Title: President and Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles McGowan, 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 President and Chairman of the Board of THE CHURCH OF GRACE VILLAGE: A COMMUNITY OF THE PCA, the within named bargainor, a Tennessee nonprofit corporation, and that he, as such President and Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and Chairman of the Board.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of March 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11-3-25

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Tract I:

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey of H. Blackburn & Associates, dated June 4, 1974, as follows:

Beginning at a point in the easterly right-of-way of Edmondson Pike at the northwesterly corner of Harvard Estates, Section One, as of record in Book 4715, Page 19, Register's Office for Davidson County, Tennessee, thence with Edmondson Pike N 0 degrees 35 minutes 14 seconds E, 240 feet to a point, thence N 89 degrees 10 minutes 27 seconds E, 406.67 feet to a point, thence N 0 degrees 46 minutes 45 seconds E, 333.13 feet to a point, thence N 83 degrees 41 minutes 14 seconds W, 140 feet to a point, thence S 0 degrees 46 minutes 45 seconds W, 555.74 feet to a point, thence S 89 degrees 10 minutes 27 seconds W, 545.28 feet to the beginning, containing 4.04 acres, more or less.

Being the same property conveyed to Grace Presbyterian Church PCA, Incorporated by Deed of record in Book 7512, Page 607, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of The Highlands, Section III, of record in Book 5050, Page 14, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grace Presbyterian Church PCA, Incorporated by Deed of record in Book 7512, Page 611, Register's Office for Davidson County, Tennessee.

Said Grace Presbyterian Church, PCA, Incorporated is now known as The Church of Grace Village: A Community of the PCA, a Tennessee nonprofit corporation, as evidenced by the Filing Acknowledgment, Division of Business Services, Department of State, State of Tennessee, of record in Instrument No. 20170721-0073761, Register's Office for Davidson County, Tennessee.

202503210021434

Exhibit B

Permitted Exceptions

1. Tax for the year 2025 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 5050, Page 14, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants - The Highlands of record in Book 5104, Page 410, Register's Office for Davidson County, Tennessee.

4. Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20051208-0147643, Register's Office for Davidson County, Tennessee.

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 March 21, 2025 (date of document).

Affiant Signature

March 21, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON