This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $493,000.00.

Affiant

Subscribed and sworn before me this the 8th day of May, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1271484 DEEDWARR
05/09/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20250509-0036653

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
PC Properties, GP	New Owner	PART OF 149-00-0 022.00
2610 Westwood Drive Nashville, TN 37204		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTIOCH FIRST BAPTIST CHURCH, a Tennessee non-profit corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PC PROPERTIES, GP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain portion or tract of land lying in the 28th Council District of Davidson County, Tennessee. Bounded on the North by The Men of Valor property, Parcel ID 149000022600, Instrument # 00004727-0000460 and the AC Homes LLC property, Parcel ID 149130A00100CO, Instrument # 20200228-0022511. On the East by the Elliot and Don Lopes property, Parcel ID 14913008900, Instrument # 20070911-0108854. The Virendra C and Induben V Patel property, Parcel ID 14913009300, Instrument # 20011214-0138449. The Atef A Abdelmasih and Thanna Abdelmamak property, Parcel ID 14913009400, Instrument # 20160726-0076969. And the Fausto Valencia Samano and Zacari Valencia Maria property, Parcel ID 14913009500, Instrument # 20160707-0069726. On the South by Una Antioch Pike. And on the East by The Men of Valor property, Parcel ID 149000022600, Instrument # 00004727-0000460 being more particularly described as follows:
Beginning at an iron rod on the North right of Way of Una Antioch Pike. Said point being the Southeast corner of the hereon described property and the Southwest corner of the Fausto Valencia Samano and Zacari Valencia Maria property. Thence; along the North Right of Way of Una Antioch Pike the following three (3) calls: S 48°-55'-55" W a total distance of 184.05' to an Iron rod found. Thence; with a curve to the right with a central angle of 10°-57'-53" a radius of 1092.37' and a length of 209.05' with a chord bearing of S 54°-24'-51" W and a distance of 208.73'. Thence; with a curve to the right with a central angle of 00°-46'-11" a radius of 4302.81' and a length of 57.80' with a chord bearing of S 60°-16'-34" W and a distance of 57.80'. Thence; with six (6) new lines. N 22°-24'-12" W a total distance of 256.16' to an Iron rod set. Thence; N 70°-28'-19" W a total distance of 53.46' to an Iron rod set. Thence; S 61°-27'-34" W a total distance of 51.63' to an Iron rod set. Thence; N 28°-23'-16" W a total distance of 76.06' to an Iron rod set. Thence; S 62°-58'-00" W a total distance of 20.00' to an Iron rod set. Thence; N 27°-02'-01" W a total distance of 76.04' to an Iron rod set. Said point being the Northwest corner of said property and on the South line of the Men of Valor property, Thence; along the South line of the Men of Valor property, N 62°-58'-00" E a total distance of 431.71' to an iron rod found. Thence; along the West lines of the Elliot and Don Lopes property, the Virendra C and Induben V Patel property, the Atef A Abdelmasih and Thanna Abdelmamak property, and the Fausto Valencia Samano and Zacari Valencia Maria property, S 42°-21'-57" E a total distance of 380.00' to the point of beginning. Containing 174,605.2 Square Feet 4.01 Acres more or less.

Being the same property conveyed to the Antioch First Baptist Church, Parcel ID 14900002200 Instrument #20240909-0069133. as recorded in the Registers office of Davidson County Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 2601 Una Antioch Pike, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 8th day of May, 2025.

Antioch First Baptist Church

BY: _____
Bryan Hawkins, Trustee

BY: _____
Hugh Lankford, Trustee

BY: _____
John Taylor, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan Hawkins, Hugh Lankford, and John Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trusteesof the within named bargainor, Antioch First Baptist Church, and that they, as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Antioch First Baptist Church by the said Bryan Hawkins, Hugh Lankford, and John Taylor as such Trustees.

Witness my hand and official seal this 8th day of May, 2025.

My commission expires:
7/17/2028

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202505090036653

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/8/2025.

Affiant Signature

5/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY