WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,001 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1291490
06/30/2025 08 31 01 AM
Fees $13 00 Taxes $12,025 00

Davidson County
DEEDWARR
2 pgs

20250630-0051029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Goodlettsville Center, LLC	**Same as New Owner(s)**	
(NAME) **705 Rivergate Pkwy**	(NAME)	**026-13-0-015 00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE IMPACT CHURCH OF NASHVILLE, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GOODLETTSVILLE CENTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~SUMNER~~ DAVIDSON COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being generally located West of Two Mile Parkway and East of Interstate 65; and being more particularly described as follows

Beginning at an existing iron pin on the Westerly margin of Two Mile Parkway at the Southeast corner of Shell Oil Company of record in Book 4070, Page 330, R O D C TN, thence, With said West margin of Two Mile Parkway South 19 degrees 03 minutes 48 seconds East 12 19 feet to a point, thence, leaving said West margin of Two Mile Parkway with a curve to the right 60 50 feet to a point; said curve having a radius of 40 00 feet, a central angle 86 degrees 39 minutes 07 seconds tangent 37 73, and chord bearing and distance of South 24 degrees 15 minutes 43 seconds West 54 89 feet; thence, South 67 degrees 35 minutes 18 seconds West 399 25 feet to a point, thence, North 19 degrees 03 minutes 50 seconds West 481 83 feet to an iron pin set on the East margin of Interstate 65, thence, With the Easterly margin of Interstate 65 North 37 degrees 40 minutes 29 seconds East 323 15 feet to an existing iron pin, thence, With the Westerly boundary of Mahesh Patel of record in Book 9767, page 157, R C D C TN South 19 degrees 05 minutes 44 seconds East 393 59 feet to an existing concrete monument, thence, South 18 degrees 44 minutes 19 seconds East 199 61 feet to an existing railroad spike, thence, North 67 degrees 39 minutes 24 seconds East 167 21 feet to the point of beginning Containing 159 985 square feet or 3 67 acres more or less

LESS and EXCEPT any right, title, claim or interest acquired by the State of Tennessee by Consent Judgment and Final Decree of record in Book 8555, Page 599, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to The Impact Church of Nashville, Inc , a Tennessee corporation by Quitclaim Deed from The Victory Church of Nashville, Inc , a Tennessee corporation of record in Instrument No 20230710-0052505 Register's Office for Davidson County, Tennessee, dated June 29, 2023 and recorded on July 10, 2023

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 7, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 183, Register's Office for Davidson County, Tennessee
- Overhead Line Easement of record in Book 5018, Page 309, in the Register's Office for Davidson County, Tennessee
- Non-Exclusive Ingress/Egress Easement of record in Book 5514, Page 686, in the Register's Office for Davidson County, Tennessee
- 50' Utility and Right of Way for Street and Access Easement of record in Book 5183, Page 21, in the

Register's Office for Davidson County, Tennessee
• Rights and easements acquired by the State of Tennessee by Consent Judgment and Final Decree of record in Book 8555, Page 599, in the Register's Office for Davidson County, Tennessee
• Easements contained in the Warranty Deed of record in Instrument Number 20160414-0035566, in the Register's Office for Davidson County, Tennessee
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **705 Rivergate Pkwy, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 26 DAY OF JUNE, 2025

The Impact Church of Nashville, Inc

BY _____
Derick M Faison
Authorized Signatory

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DERICK M FAISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED SIGNATORY of THE IMPACT CHURCH OF NASHVILLE, INC , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 26th of June, 2025

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212