Karen Johnson Davidson County
Batch# 1298245 DEEDWARR
07/16/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250716-0056236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/2029
(AFFIX SEAL)

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

LB-MPR-25-1212

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)
1212 Baptist World Center, LLC	**Same as New Owner(s)**	
(NAME) **4900 Centennial Blvd. Suite 300 PMB#15**	(NAME)	**071-14-0-252.00**
(ADDRESS) **Nashville, TN 37209**	(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, **PMC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1212 BAPTIST WORLD 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 **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of the Plan of J.B. Haynie's Gladstone Addition, as of record in Plat Book 161, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 40 feet on the Southwesterly side of Whites Creek Pike and extends back 161 feet on the Southeasterly side and 160 feet on the Northwesterly line to an alley in the rear.

Being the same property conveyed to PMC Properties LLC, a limited liability company and Cream City Development, LLC, a Tennessee limited liability company by Warranty Deed from Julius Fulton of record in Instrument No. 20220617-0069853, Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 17, 2022.

Being the same property conveyed to PMC Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Cream City Development, LLC, a Tennessee limited liability company of record in Instrument No. 20230221-0012069, Register's Office for Davidson County, Tennessee, dated February 16, 2023 and recorded on February 21, 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 161, Pages 10 and 11, 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: **1212 Baptist World Center Dr, Nashville, Tennessee 37207**.

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 27 DAY OF JUNE, 2025.

PMC Properties, LLC

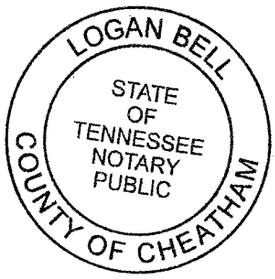
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PMC PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of June, 2025.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)



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

Tennessee Certification of Electronic Document

I, Ryan Beene, 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 6/27/2025 (date of document).

Affiant Signature

6/27/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2025.

Yakin Rowan
Notary's Signature

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/8/2029