THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17015-BW

Karen Johnson
Batch # 1303513
07/30/2025 09 52 41 AM
Fees $28 00 Taxes $3,330 00

Davidson County
DEEDWARR
5 pgs

20250730-0060086

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000 00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 2025

Kim Murray
Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John R Dorris, Jr.		
810 Crestwood Drive	New Owner	131-08-0-104.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Glendale Baptist Church, a nonprofit corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R Dorris, Jr., married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Glendale Baptist Church, Inc by Installment Deed from George Billings, unmarried of record in Book 2904, page 1, Register's Office for Davidson County, Tennessee, dated May 1, 1959 and recorded on May 4, 1959

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **0 Scenic Drive, Nashville, TN 37204**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the ____ day of _____, _____.

Glendale Baptist Church

BY: _____
Annette Sisson, Leadership Council Chair

BY: _____
Elizabeth Manning, Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annette Sisson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chair of the Leadership Council of Glendale Baptist Church, the within named bargainor, and that she as such Chair of the Leadership Council, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Glendale Baptist Church, by herself as Chair of the Leadership Council

Witness my hand and official seal this the 29 day of July, 2025.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Church Treasurer of Glendale Baptist Church, the within named bargainor, and that she as such Church Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Glendale Baptist Church, by herself as Church Treasurer.

Witness my hand and official seal this the 29 day of July, 2025

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 7 ON THE MAP OF ZENAIDA PLACE, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, DATED AUGUST 30, 1948, BY W. W. TURNER COMPANY, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF SCENIC DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF GLENDALE BAPTIST CHURCH (DEED BOOK 2443, PAGE 623) AND BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE WITH THE EAST MARGIN OF SCENIC DRIVE ALONG A CURVE HAVING A RADIUS OF 432.11 FEET, A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 38 SECONDS, AN ARC DISTANCE OF 85.93 FEET AND A CHORD BEARING NORTH 18 DEGREES 15 MINUTES 22 SECONDS EAST, 85.79 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE EAST MARGIN OF SCENIC DRIVE, NORTH 10 DEGREES 52 MINUTES 45 SECONDS EAST, 166.03 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE THROUGH THE INTERSECTION OF SAID SCENIC DRIVE AND THE SOUTHWESTERN MARGIN OF GLENDALE LANE ALONG A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105 DEGREES 08 MINUTES 13 SECONDS, AN ARC DISTANCE OF 45.87 FEET, AND A CHORD BEARING NORTH 63 DEGREES 26 MINUTES 52 SECONDS EAST, 39.70 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE ALONG A CURVE HAVING A RADIUS OF 238.47 FEET, A CENTRAL ANGLE OF 23 DEGREES 53 MINUTES 10 SECONDS, AN ARC DISTANCE OF 99.42 FEET, AND A CHORD BEARING SOUTH 52 DEGREES 2 MINUTES 27 SECONDS EAST, 98.70 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE, SOUTH 40 DEGREES 42 MINUTES 36 SECONDS EAST, 181.41 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE CONTINUING WITH THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE ALONG CURVE HAVING A RADIUS OF 447.54 FEET, A CENTRAL ANGLE OF 12 DEGREES 44 MINUTES 31 SECONDS AN ARC DISTANCE OF 99.53 FEET, AND A CHORD BEARING SOUTH 47 DEGREES 4 MINUTES 51 SECONDS EAST TO A NAIL SET IN AN ASPHALT PAVED

DRIVEWAY, BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AND THE NORTHWEST CORNER OF HYLBERT (INSTRUMENT 20090623-0058369);

THENCE LEAVING THE SOUTHWESTERN MARGIN OF SAID GLENDALE LANE AND WITH THE WESTERN LINE OF SAID HYLBERT, SOUTH 8 DEGREES 02 MINUTES 03 SECONDS WEST, 36.08 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC" ON THE WESTERN LINE OF HYLBERT AND BEING THE NORTHEAST CORNER OF THE BOAT RACK, LLC. (INSTRUMENT 20211103-0147068);

THENCE WITH THE NORTH LINE OF SAID THE BOAT RACK, LLC., THE NORTH LINE OF THE BOAT RACK, LLC. (INSTRUMENT 20211005-0133739), AND THE NORTH LINE OF VAN SICKLE (INSTRUMENT 20071130-0138970), NORTH 81 DEGREES 08 MINUTES 42 SECONDS

WEST, 176.61 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC" BEING THE NORTHWEST CORNER OF SAID VAN SICKLE;

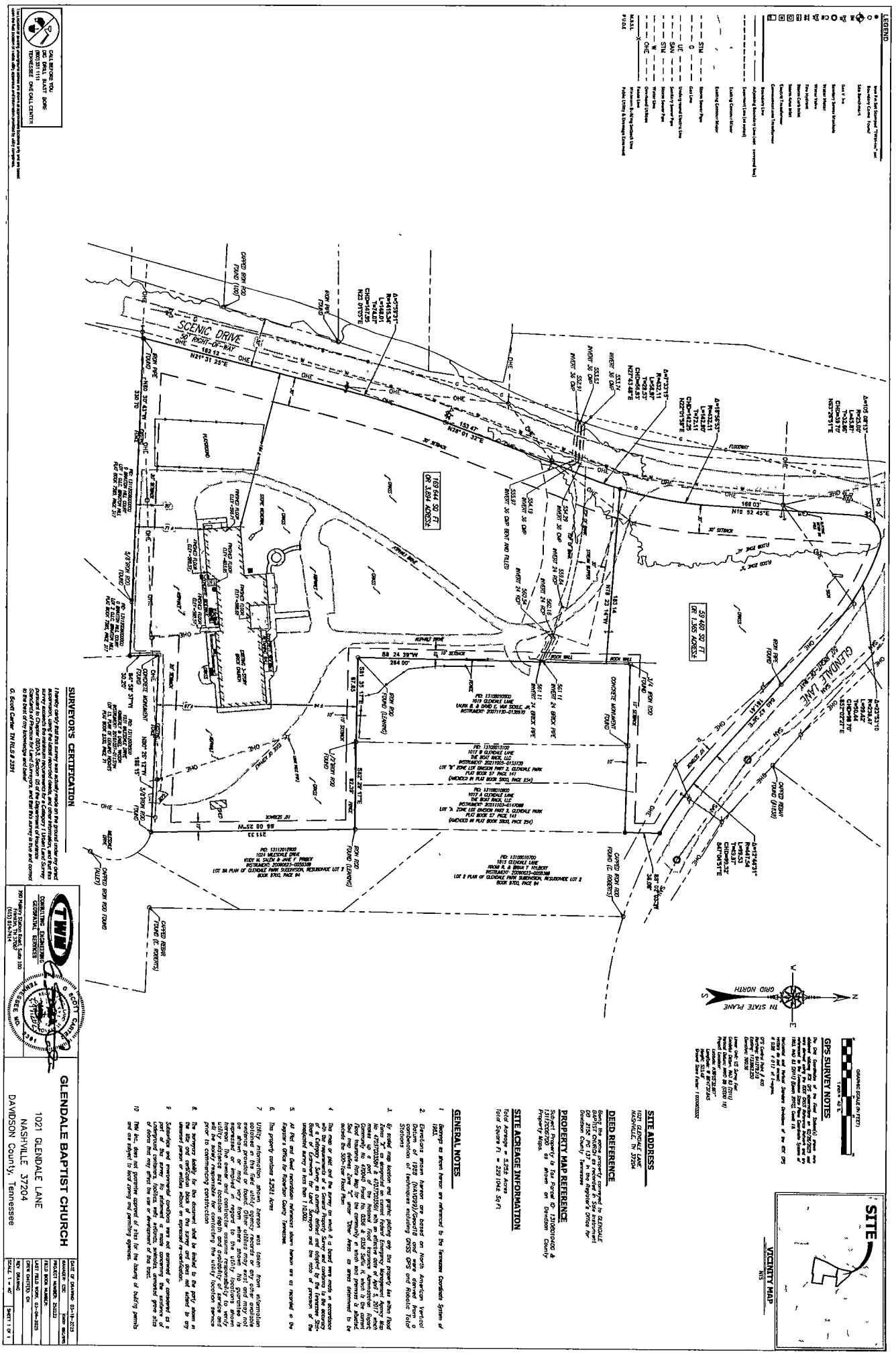
THENCE WITH THE WEST LINE OF SAID VAN SICKLE, SOUTH 8 DEGREES 24 MINUTES 39 SECONDS WEST, 25.00 FEET TO A CAPPED 1/2" IRON ROD STAMPED "TWM INC";

THENCE LEAVING THE LINE OF SAID VAN SICKLE, NORTH 78 DEGREES 23 MINUTES 14 SECONDS WEST, 183.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 59,460 SQUARE FEET, OR 1.36 ACRES, MORE OR LESS.

As per survey prepared by G. Scott Carter, RLS# 2391, dated July 28th, 2025, TWM Consulting Engineering and Geospatial Services, 390 Mallory Station Road, Suite 100, Franklin, TN 37067, (615) 814-7414, Project Number, 250916.

Being the same property conveyed to Glendale Baptist Church, Inc. by Installment Deed from George Billings, unmarried of record in Book 2904, Page 1, Register's Office for Davidson County, Tennessee, dated May 1, 1959 and recorded on May 4, 1959.



DALE BEFORE YOU DIG, DRILL, BLAST, BORE
811 OR 1-800-351-1111
TENNESSEE ONE CALL CENTER

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information, and that this survey accurately represents the minimum requirements for a Category 1 Urban Land Survey as defined by the Tennessee Minimum Standards of Practice for Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter TN RLS # 2351

GPS SURVEY NOTES

SITE ADDRESS
1021 GLENDALE LANE
NASHVILLE, TN 37204

DEED REFERENCE
Book 7700, Page 137, as surveyed by GLENDALE BAPTIST CHURCH as recorded in Warranty Deed of 2126 PG 137 in the Register's Office for Davidson County, Tennessee

PROPERTY MAP REFERENCE
Property Map 131, Parcel 00700, Control Map 131, Parcel 00700 as shown on Davidson County Property Maps.

SITE ACREAGE INFORMATION
Total Acreage = 3.894 acres ±
Total Square Ft. = 169,644 Sq.Ft.

GENERAL NOTES

1. Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.
2. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and were derived from a combination of techniques including GPS and Robotic Total Stations.
3. By scaled map location and graphic plotting only, this property lies within Flood Zone "X" as designated on current Federal Emergency Management Agency Map No. 47037C 0236 H, dated April 5, 2017 for Davidson County, Tennessee. Flood Zone "X" is defined as areas determined to be outside the 500-year Flood Plain.
4. This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy standards adopted by the Tennessee Board of Examiners for Land Surveyors. Said Property Survey is classified and reported by the Tennessee Urban Land Survey as an unadjusted survey of less than 1:10,000.
5. All Plat and Deed recordation references shown hereon are of records in the Register's Office for Rhoadan County, Tennessee.
6. This property contains 3.931 Acres
7. Utility information shown hereon was taken from information evidenced on the ground at the time of survey and/or provided to us by utility companies or their representatives. Other utilities may exist that could be shown or may vary from where shown. No guarantee is implied or expressed as to the utility locations shown hereon, or implied or expressed as to the utility locations not shown. Prior to any excavation, it is the responsibility of the excavator to locate all utilities and their exact location, depth and availability of service and will be solely responsible for contacting the utility location services prior to commencing construction.
8. The surveyor liable for this document shall be limited to the party shown as the client in the Surveyor's Certificate hereon and not related to any owner, lessee, tenant, purchaser or lender, unless specifically re-certified.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells, solvents, contained gases, soils or water that may affect the use or development of this tract.
10. This firm does not guarantee approval or jobs for the issuing of building permits and are subject to local zoning and permitting agencies.

TWD CONSULTING ENGINEERING GEOSPATIAL TENNESSEE
390 Hillsboro Square Road, Suite 100
Franklin, TN 37067
(615) 370-1434

G. SCOTT CARTER 2351 REGISTERED LAND SURVEYOR STATE OF TENNESSEE

GLENDALE BAPTIST CHURCH
1021 GLENDALE LANE
NASHVILLE 37204
DAVIDSON County, Tennessee

DATE OF DRAWING	03-19-2025
DRAWN BY	RYAN WILKINS
PROJECT NUMBER	250222
FIELD BOOK NUMBER	
DATE(S) FIELD WORK	03-04-2025
WORK CONTROL NO.	
SCALE	1" = 40'
SHEET	1 OF 1