Karen Johnson Davidson County
Batch# 1318896 DEEDWARR
09/05/2025 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20250905-0070993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-2-29
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vita Investment Group, LLC	New Owner	Map: 182-00-0-116.00 & 182-00-0-143.00
(NAME) P.O. Box 101103	(NAME)	
(ADDRESS) Nashville, TN 37224	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($2,600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FREE WILL BAPTIST NORTH AMERICAN MINISTRIES, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VITA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

Land lying within the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Phillip Dale Pratt, et ux, of record in Deed Book 5419, Page 714, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart Freeland Roberts, Inc., dated 01-29-08, Stanley K. Draper, R.L.S. #2389, and being bound on the south and west by the northerly and easterly right-of-way line of Old Hickory Boulevard, and being more particularly described as follows:

BEGINNING at an iron pin new in the northerly right-of-way line of Old Hickory Boulevard, being the southwesterly corner of the herein described, and being the southeasterly corner of the Glenn W. Martin property of record in D.B. 5796, Pg. 318; Thence, with said right-of-way, a curve to the left, having a radius of 675.00', a central angle of 14 deg 06' 03", chord bearing and distance N 76 deg 59' 02" W, 165.70', along an arc length of 166.12' to an iron pin new; Thence, N 84 deg 02' 03" W, 275.29' to an iron pin new; Thence, with a curve to the right, having a radius of 4000.00', a central angle of 05 deg 13' 16", chord bearing N 81 deg 25' 25" W, 364.37', along an arc length of 364.50' to an iron pin new; Thence, N 78 deg 48' 47" W, 68.19' to an iron pin new; Thence, with a curve to the right, having a radius of 165.00', a central angle of 83 deg 41' 25", chord bearing N 36 deg 58' 05" W, 220.15', along an arc length of 241.01' to an iron pin new; Thence, N 04 deg 52' 37" E, 42.41' to an iron pin new; Thence, with a curve to the right, having a radius of 750.00', a central angle of 04 deg 52' 12", chord bearing N 07 deg 18' 43" E, 63.73', along an arc length of 63.75' to an iron pin new; Thence, N 09 deg 44' 49" E, 54.78' to an iron pin new, being the southwesterly corner of the W. Lewis & Pamela Hall property, of record in D.B. 9283, Pg. 190; Thence, N 75 deg 52' 39" E, 709.63' to an t-post old; Thence, N 80 deg 25' 07" E, 348.79' to an iron pin old; Thence, N 04 deg 33' 29" E, 333.63' to an iron pin old, being the southeasterly corner of the Carol A. & Harvey Allen Fitzgerald property, of record at Instrument No. 20051007-0121007; Thence, with the southerly line of the Gene H. & Patricia Smith property, of record at Instrument No. 20020827-0103557, S 86 deg 57' 09" E, 959.35' to an iron pin old; Thence, being the southwesterly corner of the Evergreen Hills,

G.P. property, of record at Instrument No. 20070608-0068965; Thence, with the westerly line of the Emma Sanders property, of record at BD Zero 0001837, S 05 deg 44' 41" W, 534.19' to an iron pin old; Thence, with the northerly line of the Floyd properties, of record at Instrument Nos. 20070124-0009909 and 20070124-0009890, N 86 deg 17' 04" W, 444.00' to an iron pin old; Thence, with said Floyd property, of record at Instrument No. 20070124-0009890, S 05 deg 44' 56" W, 205.68' to an iron pin old; Thence, with the northerly line of the Sanders & Martin properties, of record in D.B. 7376, Pg. 531 and D.B. 5796, Pg. 318, respectively, N 84 deg 57' 11" W, 306.00' to an iron pin new; Thence, with the westerly line of said Martin property, S 25 deg 44' 54" W, 553.17' to the POINT OF BEGINNING and containing 1227690 square feet or 28.184 acres, more or less.

Being the same property conveyed to Free Will Baptist North American Ministries, Inc., by Quitclaim Deed from Gary Austin, Chairman of the Board of Trustees and Gary Austin, Mike Walker, Myra Austin, Christy Britton, and Norma McAlister, Trustees, of Cane Ridge Free Will Baptist Church, Inc., its successors and/or assigns, of record in Instrument No. 20250627-0050817, dated June 27, 2025, Register's Office for said County. See also Quitclaim Deeds of record in Instrument No. 20250627-0050816 amd Instrument No. 20241108-0087430, said Regisiter's Office.

Easement for Storm Drainage and Appurtenances of record in Instrument No. 20090721-0068455 and Instrument No. 20090722-0068624, in the Register's Office for Davidson County, Tennessee; (2) Easement for Conservation Area of record in Instrument No. 20090722-0068638, in the Register's Office for Davidson County, Tennessee; (3) Transmission Line Easement to U.S.A. of record in Book 4425, Page 551, in the Register's Office for Davidson County, Tennessee; (4) Easement for Public Utilities and Appurtenances of record in Instrument No. 20090721-0068427, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 13984 & 13952 Old Hickory Blvd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of September, 2025.

Free Will Baptist North American Ministries, Inc.
BY: Kenneth Wade Akers
Kenneth Wade Akers
Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth Wade Akers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Financial Officer respectively of Free Will Baptist North American Ministries, Inc. the within named bargainer, and corporation, and that he/she as such Chief Financial Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of September, 2025.

My Commission Expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 09/04/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 09/04/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of September, 2025.

Notary's Signature

My Commission Expires: 