PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
Attn.: Steve F. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1350800 DEEDWARRSP
11/25/2025 02:09:30 PM 7 pgs
Fees: $38.00 Taxes: $2,590.00
20251125-0094167

Address of New Owner:
The Church of the Living God, the Pillar and Ground of the Truth, Inc.
3808 Clarksville Pike
Nashville, TN 37218

Send Tax Bills To:
The Church of the Living God, the Pillar and Ground of the Truth, Inc.
3808 Clarksville Pike
Nashville, TN 37218

Map Parcel Numbers:
Parcel 058-00-0-040.00
Parcel 058-00-0-200.00

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed and delivered as of November 19, 2025, by ESKIMO ASHLAND, a Tennessee general partnership ("Grantor"), to THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, INC., a Tennessee nonprofit corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars ($10.00) paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain sell, alien, convey, transfer, and confirm unto Grantee, its successors and assigns as their interest may appear, that certain real property located in Davidson County, Tennessee more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, all buildings and other improvements as may be located thereon, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the property.

This conveyance is made subject only to taxes and assessments for the year 2025 and subsequent years not yet due and payable and those matters listed on Exhibit "B" attached hereto (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto said Grantee, its successors and assigns forever, said Grantor hereby covenanting that it will warrant and defend the title to said premises unto said Grantee, its successors and assigns forever against the lawful claims and demands of all persons claiming by and through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the date first above written.

ESKIMO ASHLAND,
a Tennessee general partnership

By: _____
Ryan Moses, Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ryan Moses, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager of EskiMo Ashland, a Tennessee general partnership, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of EskiMo Ashland in his official capacity.

WITNESS my hand and seal at office this 19th day of November, 2025.

_____
Notary Public

My Commission Expires: 3/9/27

[Affix Notary Seal]

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.

Meharry H. Ferris
Affiant
On behalf of Grantee

Sworn to and subscribed before me
this 19th day of November, 2025.

Notary Public

My Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

EXHIBIT A

Legal Description

Located in the 1st Council District of Davidson County, Tennessee, being a portion of the Ashland Eskimo property, as referenced in Instrument No. 20220311-0028267 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found) along the southerly right-of-way for Cato Road and the westerly right-of-way for Briley Parkway, said rebar being located 1.3 feet in a northerly direction from a concrete monument (found) said rebar being the northeasterly corner of the herein property described, and having a Tennessee State Plane coordinate value of North: 687,599.26 US feet, East: 1,711,170.94 US feet (NAD83, 2011);

Thence, with said Briley Parkway right-of-way, the following three calls:

1) South 04 degrees 56 minutes 42 seconds West 513.10 feet;
2) South 09 degrees 39 minutes 34 seconds West 301.30 feet;
3) South 02 degrees 51 minutes 48 seconds West 734.42 feet, to an iron rebar (set);

Thence, severing Ashland Eskimo, North 84 degrees 56 minutes 08 seconds West 459.72 feet, to the easterly line of the Kathy Lu Wariner, *et al.* property, Instrument No. 20181101-0108098 (RODCT);

Thence, with Wariner, North 07 degrees 14 minutes 03 seconds East 309.26 feet, to the southeasterly corner of the Ronnie Dean Calhoun, *et ux* property, Instrument No. 20240202-0007634 (RODCT);

Thence, with Calhoun, North 06 degrees 51 minutes 21 seconds East 250.00 feet, to the southeasterly corner of the Trinidad Sanchez III, *et ux* property, Instrument no. 20190508-0042948 (RODCT);

Thence, with Sanchez, North 07 degrees 16 minutes 56 minutes East 301.98 feet, to an iron pipe (found), said pipe being the southeasterly corner of the Chelsea Douglas & Ronald T. Sawyer property, Instrument No. 20150102-0000100 (RODCT);

Thence, with Douglas & Sawyer, North 06 degrees 36 minutes 44 seconds East 106.39 feet, to the southwesterly corner of the Amy Rutherford property, Instrument No. 20231122-0091157 (RODCT);

Thence, with Rutherford and the Mladen Stupar, *et ux* property, Instrument No. 20180817-0081675 (RODCT), South 61 degrees 53 minutes 40 seconds East 233.53 feet, to an iron rebar (found) in the southerly line of Stupar;

Thence, continuing with Stupar, the following three calls:

1) South 02 degrees 44 minutes 23 seconds West 58.00 feet, to an iron rebar (found);
2) South 62 degrees 24 minutes 00 seconds East 145.09 feet, to an iron rebar (found);
3) North 05 degrees 44 minutes 30 seconds East 787.00 feet, to an iron rebar (found), said rebar being along the southerly right-of-way of Cato Road;

Thence, with Cato Road right-of-way, South 83 degrees 18 minutes 27 seconds East 59.96 feet, to the Point of Beginning, containing in all 9.55 acres, more or less.

Being a portion of property conveyed to EskiMo Ashland, a Tennessee general partnership, by Special Warranty Deed dated February 18, 2022 from Jeffrey Mobley, Administrator, C.T.A. of the Estate of Alton

Ross, Jr., recorded March 11, 2022 as Instrument Number 20220311-0028266 in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed dated February 18, 2022 from Jeffrey Mobley, Administrator, C.T.A. of the Estate of Alton Ross, Jr., recorded March 11, 2022 as Instrument Number 20220311-0028267 in said Register's Office.

EXHIBIT B

Permitted Encumbrances

All recording references herein being to the Office of the Register of Deeds of Davidson County, Tennessee:

(1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 8371, page 332;

(2) the flow of any creeks, streams, or branches across subject property;

(3) lack of direct access to Briley Parkway; and

(4) any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Stephen Vander Horst, TN RLS No. 301, M2 Group, dated April 2, 2025, and last revised September 9, 2025:

(a) utility and drainage lines, with meters, valves, poles, and other appurtenances not located within a recorded easement area.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or 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 November 19, 2025 (date of document).

Teresa C Beardsley
Affiant Signature

November 21, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of November, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

