Karen Johnson Davidson County
Batch# 1356848 DEEDWARRSP
12/11/2025 12:57:30 PM 7 pgs
Fees: $38.00 Taxes: $2,775.00
20251211-0098744

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
File No. 1-24982-CC

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel Number
Middle Tennessee School of Anesthesia P. O. Box 417 Madison, TN 37116	Middle Tennessee School of Anesthesia P. O. Box 417 Madison, TN 37116	Map/Parcel 052-03-0-192.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN TABERNACLE PRIMITIVE BAPTIST CHURCH**, a Tennessee not-for-profit corporation (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto the **MIDDLE TENNESSEE SCHOOL OF ANESTHESIA**, a Tennessee not-for-profit corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 10th day of December, 2025.

GLENN TABERNACLE PRIMITIVE BAPTIST CHURCH, a Tennessee not-for-profit corporation

By: _____
John Seay, Trustee

By: _____
Kathy Morgan, Trustee/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, John Seay, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee at **GLENN TABERNACLE PRIMITIVE BAPTIST CHURCH,** a Tennessee not-for-profit corporation, the within-named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 10th day of December, 2025.

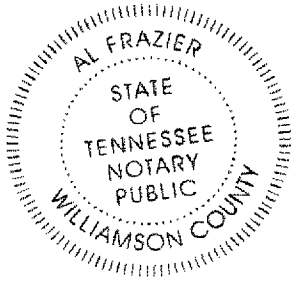
AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 3/22/29

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, Kathy Morgan, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee/Treasurer of **GLENN TABERNACLE PRIMITIVE BAPTIST CHURCH,** a Tennessee not-for-profit corporation, the within-named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 10th day of December, 2025.



Notary Public
My Commission Expires: 3/22/29

STATE OF TENNESSEE

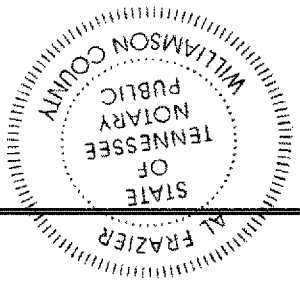
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

J. M.

Affiant

Subscribed and sworn to before me this the 10th day of December, 2025.



Notary Public

My Commission Expires: 3/22/29

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Subdivision Plat, Revision Three to Lots 1 and 3 - Seventh Day Adventist and Tennessee Christian Medical Center of record in Instrument No. 20120607-0049930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of entire property.

Being the same property conveyed to Glenn Tabernacle Primitive Baptist Church, a Tennessee not-for-profit corporation, by Warranty Deed from Alden "Ned" Horton and wife, Juli Horton, dated September 26, 2024, and being recorded on September 27, 2024, in Instrument No. 20240927-0074981, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2026, a lien, not now due and payable.

2. Subject to all matters shown on the Plan of record in Instrument No. 20120607-0049930, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 4060, Page 123, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Book 4060, Page 135, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Instrument No. 20060131-0012138, Register's Office for Davidson County, Tennessee.

6. Easements and other rights retained in the Metropolitan Government of Nashville and Davidson County, Bill No. O95-1312.

7. Access Easement of record in Book 9663, Page 333, in the Register's Office for Davidson County, Tennessee.

8. Restrictive Covenants set forth in Special Warranty Deed of record in Instrument No. 20160907-0093983, in the Register's Office for Davidson County, Tennessee.

9. All matters shown on the ALTA/NSPS Land Title Survey as prepared by David A. Parker, R.L.S. No. 2381, Site Engineering Consultants, Inc., 850 Middle Tennessee Boulevard, Murfreesboro, Tennessee 37129, dated November 9, 2025, last updated on December 1, 2025, Project No. 25790.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 December 10, 2025 (date of document).

Affiant Signature

December 10, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON