Karen Johnson Davidson County
Batch# 1373177 DEEDWARR
01/23/2026 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20260123-0006096

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QBL-34911-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00. Eli Cantrell AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2026. Heidi Rae Berryhill NOTARY PUBLIC My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Comfort, LLC P.O. Box 158706 Nashville, TN 37215	Same address as new owner	070-07-0-065.00 and 070-07-0-075.00

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22,2029

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars ($1,200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROGER HEIGHTS BAPTIST CHURCH, A NON-PROFIT ORGANIZATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **NASHVILLE COMFORT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A TRACT OF LAND IN THE CENTRAL PORTION OF DAVIDSON COUNTY, TENNESSEE. SAID TRACT ALSO KNOWN AS PARCEL 10#07007006500 LOCATED AT 2606 OLD BUENA VISTA ROAD, NASHVILLE, TENNESSEE LYING IN THE 2nd COUNCIL DISTRICT OF NASHVILLE, TENNESSEE. SAID TRACT BOUNDED ON THE SOUTH BY RIGHT-OF-WAY (R/W) OF WEST TRINITY LANE (72' PUBLIC R/W), ON THE WEST BY R/W OF OLD BUENA VISTA PIKE (%0' PUBLIC R/W), ON THE NORTH BY R/W OF LINCOLN STREET (40' PUBLIC R/W) AND ON THE EAST BY FAITH APOSTOLIC CHURCH, TRS. RECORDED IN BOOK 6554, PAGE 234 REGISTERS OFFICE DAVIDSON COUNTY TENNESSEE (RO.D.C.T). SAID TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A CAPPED ROD SET AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, LYING ON THE NORTHERLY R/W MARGIN OF WEST TRINITY LANE; THENCE WITH SAID R/W AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5693.53 FEET, AN ARC LENGTH OF 173.39 FEET, A CENTRAL ANGLE OF 1 DEGREE 44 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 32 MINUTES 51 SECONDS WEST 173.38 FEET TO A CAPPED ROD SET; THENCE CONTINUING WITH SAID

R/W MARGIN SOUTH 73 DEGREES 01 MINUTE 39 SECONDS WEST 149.50 FEET TO A CAPPED ROD SET; THENCE CONTINUING SOUTH 85 DEGREES 26 MINUTES 00 WEST 37.64 FEET TO A CAPPED ROD SET; THENCE WITH A CURVE TO THE RIGHT MERGING INTO THE R/W OF OLD BUENA VISTA ROAD AND LEAVING THE R/W OF WEST TRINITY LANE HAVING A RADIUS OF 30 FEET, AN ARC LENGTH OF 25.82 FEET, A CENTRAL ANGLE OF 49 DEGREES 18 MINUTES 26 SECONDS, A CHORD BEARING ANO DISTANCE OF NORTH 55 DEGREES 39 MINUTES 28 SECONDS WEST 25 03 FEET TO A CAPPED ROD SET; THENCE CONTINUING WITH SAID R/W NORTH 29 DEGREES 04 MINUTES 47 SECONDS WEST 309.76 FEET TO A CAPPED ROD SET ON THE SOUTHERLY MARGIN OF LINCOLN STREET; THENCE LEAVING SAID R//W OF OLD BUENA VISTA ROAD AND RUNNING WITH THE SOUTHERLY R/W MARGIN OF LINCOLN STREET NORTH 86 DEGREES 22 MINUTES 15 SECONDS EAST 467.26 FEET TO A CAPPED ROD SET; THENCE LEAVING SAID R/W MARGIN SOUTH 13 DEGREES 15 MINUTES 00 SECONDS EAST221.68 FEET TO THE POINT OF BEGINNING. CONTAINING 112,607 SQUARE FEET OR 2.57 ACRES MORE OR LESS. LEGAL DESCRIPTION PREPARED BY DOUGLAS W. BALL-CHANDLER, TN RLS# 2588 FOR SURVEY DATED 9/24/21

Being a portion of the same property conveyed to Roger Heights Baptist Church from Harry L. Frith, Jr., and Eddie R. Warren, dba Moneta Unlimited, by Warranty Deed dated April 15, 1974 and recorded April 15, 1974 in Book 4805, page 592, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2606 Old Buena Vista Road, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 23rd day of January, 2026.

GRANTOR:

Roger Heights Baptist Church

By: _____
Bob Notestine, Authorized Agent

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 22nd DAY OF January, 2026.

Roger Heights Baptist Church

By: _____
Bob Notestine, Authorized Agent

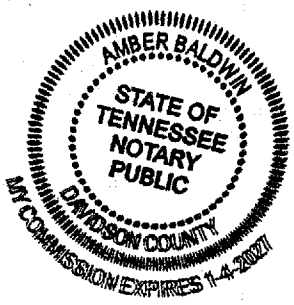
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Notestine, Authorized Agent for Roger Heights Baptist Church, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2026

Amber Baldwin
Notary Public

My Commission Expires: 1/4/27
(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

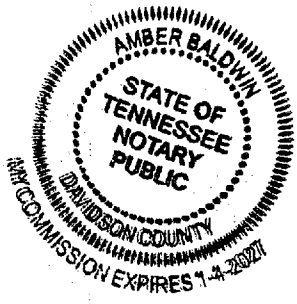
On this the 23rd day of January, 2026, before me, appeared Bob Notestine, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Roger Heights Baptist Church, a non-profit organization, and that said instrument was signed on behalf of said Roger Heights Baptist Church and said Bob Notestine acknowledged said instrument to be the free act of deed of Roger Heights Baptist Church

WITNESS my hand and seal, this the 23rd day of January, 2026.

Amber Baldwin
Notary Public

Amber Baldwin
Printed Notary Name

My commission expires: January 4, 2027



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **Jan. 22, 2026** (date of document).

Jennifer Pennell

Jan. 23, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **Jan. 23**, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal