WARRANTY DEED

Karen Johnson Davidson County
Batch # 1374534 DEEDWARR
02/02/2026 08:18:48 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20260202-0006777

B-RR-26-613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
South Central Conference Association of Seventh-Day Adventists, Inc.	**New Owner**	
(NAME)	(NAME)	**071-05-0-021.00**
715 Youngs Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUTHIT INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTH CENTRAL CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of Part of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Said County, and described according to a survey made by Norris H. Hickerson, Engineer, November 20, 1954 as follows:

Beginning at an iron pin on the Northerly margin of Old Young's Lane, 452 1 feet West of an iron pin at the intersection of the West line of Whites Creek Pike, being Powell's Southwest Corner; thence with Powell's West line, North 17 Degrees, West 202 8 feet to a point on the Southerly margin of Trinity Lane, said point being in a wire fence; being Woodruff's line; thence with Woodruff's line, along said old fence, South 27 Degrees, 45 Minutes West 78 1 feet to an iron pin in Benson's Northeast Corner, thence with his East line South 18 Degrees, 15 Minutes East 155 feet to an iron pin in the North margin of Old Young's Lane, thence with the margin of said lane, North 60 Degrees 45 minutes East 50 feet to the beginning.

Being the same property conveyed to Douthit Investment Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Marcus Briley Heflin and Samuel Allen Douthit, of record in Instrument No. 20230502-0032334 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on May 02, 2023.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Storm Drainage Easement of record in Book 6262, Page 37, in the Register's Office for Davidson County, Tennessee.
- Right of Way and Drainage Easement of record in Book 8278, Page 228, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 Youngs Lane, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF JANUARY, 2026.

Douthit Investment Group, LLC, a Tennessee Limited Liability Company

BY: _____
Samuel A. Douthit
Member

Marcus Heflin

BY: _____
Marcus Heflin
Member

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL A. DOUTHIT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DOUTHIT INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of January, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS HEFLIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DOUTHIT INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of January, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 1/26/26.

_____
Affiant Signature January 26, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 26th day of January, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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