Karen Johnson Davidson County
Batch# 1383747 DEEDWARR
02/20/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $24,050.00
20260220-0013634

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-25-3149

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of February, 2026

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills To:	Map & Parcel
King's Academy Nashville 4930 Nolensville Pike & 5009 Raywood Lane Nashville, TN 37211	Volunteer State Bank 2019 Memorial Boulevard Murfreesboro, TN 37130	147-16-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tusculum Hills Baptist Church

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

King's Academy Nashville, a Tennessee nonprofit corporation

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

Real property located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 1 and Lot No. 2 on the Plan of Resubdivision of the Tusculum Hills Baptist Church Property, of record as Instrument No. 20210818-0111920, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tusculum Hills Baptist Church, a Tennessee Nonprofit Corporation, by Quitclaim deed from Tusculum Hills Baptist Church, Trustees of Tusculum Hills Baptist Church, Tusculum Hill Baptist Church, a Tennessee Not-for-profit corporation, John T. Bottom, Jr., Carl M. Hill, Kenneth M. Colebank, Stanley King, Steve Ferguson, Trustees of the Tusculum Hills Baptist Church, and Tusculum Hills Baptist Church, dated March 16, 2020, and recorded March 18, 2020 as Instrument No. 20200318-0030030, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4930 Nolensville Pike & 5009 Raywood Lane, Nashville, TN 37211

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 so 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.

Dated this the 9th day of February, 2026.

Tusculum Hills Baptist Church

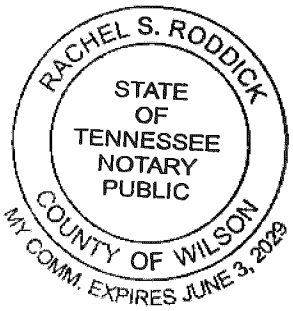
By: _____
Clyde Wayne Bright, CPA, Chairman, Board of Trustees

STATE OF TENNESSEE
COUNTY OF Wilson

On this 9th day of February, 2026, before me personally appeared Clyde Wayne Bright, CPA, Chairman, Board of Trustees of Tusculum Hills Baptist Church, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2026.

_____
Notary Signature
My commission expires: 6/3/2029



Certificate of Authenticity

I, Joshua A. Terry, 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 2|9|2024.

Affiant Signature – Joshua A. Terry

2|18|2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2|18|2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON