Karen Johnson Davidson County
Batch# 1402415 DEEDWARRSP
04/07/2026 08:56:30 AM 6 pgs
Fees: $33.00 Taxes: $5,143.00
20260407-0027647

Prepared by and return to:
Robert L. Scruggs, Attorney
Lawyers Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Urban Gate Properties, LLC 718 McFerrin Avenue Nashville TN 37206	**SAME AS NEW OWNER**	**042-16-0-188**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PROJECT CONNECT, INC., a Tennessee NON-PROFIT CORPORATION** (hereinafter referred to as "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantee"); Its successors and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to-wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as set forth on Exhibit "B" attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

GRANTOR FUTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Witness my hand this 31st day of March 2026.

PROJECT CONNECT, INC.

By: Leilani Boulware

Leilani Boulware, President/Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Leilani Boulware**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **the President/Chairman of the Board of Project Connect, Inc.** (the "Corporation") the within named bargainor, a Tennessee non-profit corporation, and that as such President/Chairman of the Board being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as President/Chairman of the Board.

Witness my hand and official seal, this 31st day of March 2026.

Robert L Scruggs

Notary Public
My Commission Expires: 11-7-27

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Nov 7, 2027

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$1,390,000.00**, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 31st day of March 2026.

Notary Public
My Commission Expires: 11-9-28

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV 9, 2028

EXHIBIT "A"

Legal Description of the Property

LAND in Davidson County, Tennessee, being the northerly 200 feet of Lot No. 31 and Lot No. 32 on the Plan of the Douglas Levine Subdivision at Madison, Tennessee, as of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Project Connect, Inc., a Tennessee nonprofit corporation by general warranty deed from Resonate Church Nashville, Inc., a Tennessee nonprofit corporation, dated August 31, 2021 of record in Instrument No. 20210902-0118348, Register's Office for Davidson County, Tennessee.

Property Address: 103 Woodruff Street, Madison, TN 37115

EXHIBIT "B"

Permitted Exceptions

1. Subject to all matters of Plat of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.

2. Subject to all matters as shown on the ALTA/NS PS Land Title Survey of a Portion of Lots 31 & 32 on the Plan of the Douglas Levine Subdivision by Crowe - Wheeler and Associates, Kevin David Crowe, Tennessee R.L.S. # 1979 dated August 24, 2021, last revised August 26, 2021 as File 21-336ALTA.DWG, including without limitation:

3. Right of tenants in possession, as tenants only, pursuant to unrecorded leases.

4. Taxes for the year 2026 and subsequent years, not yet due and payable for Map/Parcel 042-16-0-188. This property is currently Classificed as Commercial/Exempt by the Tax Assessor for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 March 31. 2026

Affiant Signature

3rd day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028