Karen Johnson Davidson County
Batch # 1470513 DEEDQC
09/09/2026 12:07:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083557

This Instrument Was Prepared By:
G. Clark Shifflett, III
120 Main Street
Portland, Tennessee 37148

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:
Centro Cristiano Restauracion, INC. 817 West Old Hickory Boulevard Madison, Tennessee 37115	SAME

Map 042, Parcel P/O 009.00 & 041.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PORTLAND HOME MISSION BOARD OF GENERAL BAPTIST, cash in hand paid, the receipt of which is hereby acknowledged, hereby remises, releases and forever quitclaims unto CENTRO CRISTIANO RESTAURACION, INC., their heirs and assigns, all right, title and interest, including but not limited to any remainder interest, in a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT 1: Land in Davidson County, Tennessee, being the easterly part of Lot No. 1 and all of Lot No. 2 on the Plan of Sherry Heights, Section L, as of record in Book 2330, Page 41, Register's Office for said County, described as follows: beginning at a point in the southerly margin of Old Hickory Boulevard at the comer of Lots Nos. 2 and 3; thence southerly with the line of said lots, 283.8 feet to a monument, thence southwesterly along the rear line of Lots No. 2, 125.5 feet to a monument at the corner of Lots 1 and 2; thence in a northerly direction with the easterly line of part of Lot 1 conveyed to the City of Nashville, by deed of record in Book 2450, Page 155, 400 feet more or less to the southerly margin of Old Hickory Boulevard; thence with said Boulevard in an easterly direction 189 feet to the point of beginning.

Being the same property conveyed to Madison General Baptist Church, a corporation by deed from Nathan Clyburn, Jr., James W. Forshee, and Ciera R. Thacker as Trustees of the Madison General Baptist Church of Davidson County, Tennessee dated December 14, 1965 and recorded in Book 3968, Page 895, Register's Office for Davidson County, Tennessee.

Madison General Baptist Church, a corporation is one and the same as Madison General Baptist Church, Inc, a Tennessee Not-For-Profit Corp.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 817 West Old Hickory Blvd., Madison, TN 37115.

Being the same property conveyed to PORTLAND HOME MISSION BOARD OF GENERAL BAPTIST from MADISON GENERAL BAPTIST CHURCH, INC, A TENNESSEE NOT-FOR-PROFIT CORP., on 04/28/2011 by Quitclaim Deed of record by transaction number ~~T20110025005~~ 20110428 0032488 at the Register's Office for Davidson County, Tennessee.

This instrument does not convey Tract 2 as referenced in the previously recorded deed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. All parties to this transaction agree to be subject to and/or acknowledge the following: 1) that no independent title search or examination was performed by the preparer of this instrument; 2) that the above description was provided by the Grantor(s) to preparer; and 3) that no estate planning, or tax advice was offered as to the effect of this instrument. All parties agree to hold harmless the preparer of this instrument for any and all liability arising out of the foregoing acknowledgements.

WITNESS my hand this 26 day of March, 2025.

SIGNATURE

PORTLAND HOME MISSION BOARD OF GENERAL BAPTIST
PRINTED NAME

Grantor
CAPACITY

SIGNATURE

CENTRO CRISTIANO RESTAURACION, INC.
PRINTED NAME

Grantee
CAPACITY

OATH OF CONSIDERATION

STATE OF TN

COUNTY OF Sumner

SUMNER COUNTY DIANE LYNN SHIFFLETT STATE OF TENNESSEE NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this 26 day of March, 2025.

Notary Public: Diane L Shifflett

My Commission Expires: 1·30·2029

STATE OF TN

COUNTY OF Sumner

On this 26 day of March, 2025, before me personally appeared **PORTLAND HOME MISSION BOARD OF GENERAL BAPTIST**, to me known to be the person (or persons) described in, or who presented sufficient proof, and who executed the same as such person (or persons') free act and deed.

Diane L Sheffield

NOTARY

DIANE LYNN SHEFFLETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 1.30.2029

STATE OF TN

COUNTY OF Rutherford

On this 5th day of September, 2025, before me personally appeared **CENTRO CRISTIANO RESTAURACION, INC.**, to me known to be the person (or persons) described in, or who presented sufficient proof, and who executed the same as such person (or persons') free act and deed.

NOTARY

MARCO V PEREZ GIJON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 08/21/2027
RUTHERFORD COUNTY

My commission expires: 8/21/27