Karen Johnson Davidson County
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Fees: $62.00 Taxes: $0.00
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This Instrument was prepared without examination of title by and after recording return to:

John P. Rodgers, Esq.
Bradley Arant Boult Cummings LLP
Roundabout Plaza
1600 Division Street, Suite 700
Nashville, TN 37203
(615) 244-2582

Send Tax Notice To:

Trenton Dean Watrous, Trustee
4235 Hillsboro Pike, Suite 100
Nashville, Tennessee 37215

Map/Parcel Nos. 146-11/134, 146-15/1.01, 146-11/1.02, 146-15/1.03

PERSONAL REPRESENTATIVE'S DEED

STATE OF TENNESSEE)
DAVIDSON COUNTY)

WHEREAS, Charles William Dorris (the "Decedent") died testate in Davidson County, Tennessee, on or about the 24th day of November, 2020, and at the time of his death was an inhabitant of Davidson County, Tennessee. The Last Will and Testament of Charles William Dorris (the "Will"), was admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division), Case Number 20P2099. Letters Testamentary were issued to **TRENTON DEAN WATROUS**, as the Personal Representative of the Estate of Charles William Dorris, deceased (the "Personal Representative"), on December 21, 2020.

WHEREAS, the Decedent owned certain real property situated in Davidson County, Tennessee, with the designated addresses as provided by Davidson County, Tennessee of 701 Hogan Road, Nashville, Tennessee 37220, 701B Hogan Road, Nashville, Tennessee 37220, 701C Hogan Road, Nashville, Tennessee 37220, and 701D Hogan Road, Nashville, Tennessee 37220, and more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Entire Property").

WHEREAS, under paragraph 1 of APPENDIX A of the Will, a portion of the Decedent's interest in the Entire Property, as more particularly described in Exhibit B, attached hereto, as the Flagpole Tract, the Historic Icehouse Foundation Tract, and the Historic Spring Tract, and incorporated herein by reference (the "Distinctive Segments of the Entire Property"), passes to the Trustee of a trust referred to in said paragraph 1 of APPENDIX A for the benefit of "the Sons of the Confederate Veterans ("SCV"), headquartered in Columbia, TN or a designated like group such as the Battle of Nashville Preservation Society, Inc." (hereinafter referred to as the "Land Trust").

WHEREAS, under paragraph 1 of APPENDIX A of the Will, Trenton Dean Watrous was appointed Trustee of the Land Trust.

WHEREAS, Trenton Dean Watrous, in his capacity as the Trustee of the Land Trust and the Personal Representative, has designated the Battle of Nashville Trust, Inc. (which was previously known as The Battle of Nashville Preservation Society, Inc.) as the beneficiary of the Land Trust.

WHEREAS, notwithstanding the designation of said beneficiary of the Land Trust, under the terms of paragraph 1 of APPENDIX A of the Will, SCV is granted the right to "use" the Distinctive Segments of the Entire Property for its "activities" (the "Use Right") as long as the Distinctive Segments of the Entire Property are "adequately maintained" by SCV (the "Maintenance Condition").

WHEREAS, paragraph 1 of APPENDIX A of the Will further provides that SCV shall have "ingress and egress access" to the Distinctive Segments of the Entire Property at will.

WHEREAS, as provided under the terms of the Will, the Distinctive Segments of the Entire Property are due to be transferred to the Trustee of the Land Trust.

WHEREAS, the residue of the Decedent's estate, as provided under the terms of paragraph 4 of APPENDIX A of the Will, which includes the remaining portion of the Entire Property (*i.e.*, the Entire Property less and except the Distinctive Segments of the Entire Property), is due to be transferred and conveyed to the Battle of Nashville Trust, Inc., outright and free of trust.

NOW, THEREFORE, KNOW ALL PERSONS BY THOSE PRESENT that **TRENTON DEAN WATROUS**, as the Personal Representative of the Estate of Charles William Dorris, deceased (the "GRANTOR"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid to the GRANTOR, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN, forever, unto to **TRENTON DEAN WATROUS**, as the Trustee of the Land Trust created under the Will of Charles William Dorris, deceased (the "TRUST GRANTEE"), all of the Decedent's right, title and interest in the Distinctive Segments of the Entire Property, as more particularly described in Exhibit B.

FURTHERMORE, the GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid to the GRANTOR, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN, forever, unto to the **BATTLE OF NASHVILLE TRUST, INC.**, outright and free of trust (the "FEE SIMPLE GRANTEE"), all of the Decedent's right, title and interest in the Entire Property, as more particularly described in Exhibit A, LESS AND EXCEPT the Distinctive Segments of the Entire Property, as more particularly described in Exhibit B, and together with all and singular the improvements thereon, rights, easements, restrictions, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining.

The conveyances herein are expressly subject to any easements, restrictions or reservations of record, to any mineral rights outstanding and to ad valorem taxes not yet due and payable.

It is the intent of this Personal Representative's Deed to convey all of the interests of the Decedent and the Estate of Charles William Dorris, deceased, in (i) the Distinctive Segments of the Entire Property to the TRUST GRANTEE; and (ii) the Entire Property less and except the Distinctive Segments of the Entire Property to the GRANTEE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the Entire Property or the Distinctive Segments of the Entire Property conveyed that were created by the undersigned and not specifically excepted herein.

This instrument is conveyed subject to the following conditions:

1. The Trustee of the Land Trust shall have the sole and exclusive authority to determine if the Maintenance Condition required for SCV's use of the Distinctive Segments of the Entire Property is satisfied. If it is not satisfied, the said Trustee shall provide written notice to SCV via its registered agent, and upon issuance, SCV shall have a thirty (30) day period (or reasonably longer to the extent said period is deemed impracticable) in which to remedy said problem to the Trustee's sole satisfaction, otherwise, SCV's Use Right shall thereafter terminate.

2. The Trustee of the Land Trust is granted the sole discretion to implement any additional procedures that the Trustee, in its sole discretion, deems appropriate to address any administrative and/or management items that may arise with regard to the arrangement between the beneficiary of the Land Trust and SCV's Use Right, including, but not limited to, the following: (a) addressing any scheduling conflicts and addressing the maintenance of the Distinctive Segments of the Entire Property; and (b) resolving any dispute between the beneficiary of the Land Trust and the SCV with regard to what flags are displayed or flown on the Distinctive Segments of the Entire Property. Regarding condition 2(b), the SCV and the beneficiary of the Land Trust have an obligation to confer in good faith regarding what flags are displayed or flown on the Distinctive Segments of the Entire Property, and to the extent the SCV and the beneficiary of the Land Trust cannot reach an agreement, the Trustee of the Land Trust is granted the sole discretion to decide what flags are displayed or flown on the Distinctive Segments of the Entire Property.

3. The rights, privileges and obligations granted to SCV hereunder and under the Will with regard to the Use Right shall apply to SCV as it currently exists as well as any entity that succeds such entity in terms of retaining all or substantially all of the assets of such entity and maintains a charitable purpose similar to said entity's current charitable purpose.

4. Upon the death, incapacity, resignation, or inability of Trenton Dean Watrous to serve as Trustee of the Land Trust, the beneficiary of the Land Trust, *i.e.*, the Battle of Nashville Trust, Inc., shall have the sole right to designate the successor Trustee of the Land Trust, which

may be the Battle of Nashville Trust, Inc or any entity or individual affiliated with the Battle of Nashville Trust, Inc.

5. Under the terms of the Will, the Trustee is granted all powers as provided under the Tennessee Uniform Trust Code, as may be subsequently amended or modified.

TO HAVE AND TO HOLD the Property unto the GRANTEE in fee simple forever.

IN WITNESS WHEREOF, the GRANTOR has caused the due execution of this conveyance as of this the 26 day of APRIL, 2022.

[SIGNATURE ON NEXT PAGE]

TRENTON DEAN WATROUS, as the Personal Representative of the Estate of Charles William Dorris, deceased

STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **TRENTON DEAN WATROUS**, as the Personal Representative of the Estate of Charles William Dorris, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily as aforesaid as of the day the same bears date.

Subscribed and sworn to before me this 26th day of April, 2022.

Notary Public

BRANDIE COLSON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

[SEAL]
My Commission Expires: 11.27.22

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 26th day of April, 2022.

Notary Public

My Commission Expires: 11.27.22

BRANDIE COLSON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

EXHIBIT A

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, being Parcel 134.00, as shown on Davidson County Property Map 146-11 and Parcels 1.01, 1.02, and 1.03 on Property Map 146-15. The Dorris Estate property consists of 3.59 acres and is bound on the North by Hogan Road, on the East by the CSX Transportation railroad tracks, on the South and West by Interstate 65, and is more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod found approximately one (1) foot deep, refurbished with ¾" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 60' right-of-way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the herein described Dorris Estate property;

THENCE, running along said south right-of-way line of Hogan Road, South 80 degrees 33 minutes 04 seconds East, 62.28 feet to a new mag nail with a washer set in the wingwall of railroad underpass bridge in the west right-of-way line of the CSX Transportation railroad, said point being the northeast corner of the herein described Dorris Estate property;

THENCE, leaving said Hogan Road right-of-way and running along the West right-of-way line of said railroad, South 10 degrees 09 minutes 29 second West, 1,219.91 feet to a ½" iron rod with 4" aluminum disk (new);

THENCE, continuing along said railroad right-of-way along a horizontal curve, curving to the right and having a radius of 3,809.29 feet, a curve length of 956.91 feet, a delta angle of 14 degrees 23 minutes 34 seconds, and a cord bearing and distance of South 16 degrees 38 minutes 07 seconds West, 954.39 feet to a ½" iron rod with a 4" aluminum disk (new);

THENCE, continuing along said railroad right-of-way South 23 degrees 47 minutes 48 seconds West, 56.63 feet to a ½" iron rod with a 4" aluminum disk (new), said point being the southeast corner of the herein described Dorris Estate property, said point also being located on the eastern right-of-way line of Interstate 65;

THENCE, leaving said railroad right-of-way and running along said Interstate 65 East right-of-way and control-of-access line, North 66 degrees 12 minutes 12 seconds West, 16.32 feet to an concrete highway monument (old) with top broken off but not disturbed in the chain link fence monumenting the control-of-access right-of-way line;

THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line along a horizontal curve, curving to the left and having a radius of 2,543.15 feet, a curve length of 360.74 feet, a delta angle of 8 degrees 07 minutes 38 seconds, and a cord bearing and distance of North 15 degrees 35 minutes 40 seconds East, 360.44 feet to a ½" iron rod with 4" aluminum disk (new);

THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line, North 11 degrees 47 minutes 10 seconds East, 147.58 feet to a ½" iron rod with a 4" aluminum disk (new);

THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line, North 11 degrees 22 minutes 17 seconds East, 1,712.67 feet to the Point of Beginning.

Containing 156,267 square feet or 3.59 acres.

Parcels 1, 2 and 3 being a portion of the same property conveyed to Charles William Dorris by Deeds of record in Instrument No. 19991230-0308781, 20091231-0118901, 20091231-0118902 and 20091231—118903, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, are the following described tracts located in Davidson County, Tennessee:

PARCEL 1 (FLAGPOLE TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with ¾" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of-way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property;

THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,542.73 feet to a point;

THENCE, leaving said East right-of-way and control-of-access line of Interstate 65 and running South 78 degrees 37 minutes 43 seconds East, 28.00 feet to an Iron Rod (New) being the point of commencement for the herein described Flagpole Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the flagpoles as follows:

THENCE, running North 38 degrees 22 minutes 12 seconds East, 10.00 feet to an Iron Rod (New);
THENCE, running South 51 degrees 37 minutes 48 seconds East, 43.58 feet to an Iron Rod (New);
THENCE, running South 18 degrees 10 minutes 19 seconds West, 99.87 feet to an Iron Rod (New);
THENCE, running South 45 degrees 24 minutes 16 seconds West, 34.20 feet to an Iron Rod (New);

THENCE, running North 44 degrees 35 minutes 44 seconds West, 10.00 feet to an Iron Rod (New);
THENCE, running North 45 degrees 24 minutes 16 seconds East, 31.78 feet to an Iron Rod (New);
THENCE, running North 18 degrees 10 minutes 19 seconds East, 90.47 feet to an Iron Rod (New);
THENCE, running North 51 degrees 37 minutes 48 seconds West, 36.60 feet to the point of commencement. Containing 1,682.5 square feet or 0.038 acres.

PARCEL 2 (HISTORIC ICEHOUSE FOUNDATION TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with ¾" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of-way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property;

THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,281.99 feet to a point;

THENCE, leaving said East right-of-way and control-of-access line of Interstate 65, North 78 degrees 37 minutes 43 seconds West, 3.06 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Icehouse Foundation Tract:

THENCE, following a new line that creates a new boundary for a tract situated around the historic old icehouse foundation as follows:
THENCE, running South 85 degrees 57 minutes 26 seconds East, 63.52 feet to an Iron Rod (New);
THENCE, running South 03 degrees 38 minutes 19 seconds West, 39.57 feet to an Iron Rod (New);
THENCE, running North 85 degrees 20 minutes 05 seconds West, 64.04 feet to an Iron Rod (New);
THENCE, running North 04 degrees 22 minutes 55 seconds East, 38.87 feet to the point of commencement.

Containing 2,501.4 square feet or 0.057 acres.

PARCEL 3 (HISTORIC SPRING TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

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THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,188.74 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Spring Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the historic springhouse as follows:

> **THENCE**, leaving said East right-of-way line and control-of-access of Interstate 65 and running south 80 degrees 47 minutes 24 seconds East, 30.99 feet to an Iron Rod (New);
> **THENCE**, running South 09 degrees 12 minutes 36 seconds West, 75.38 feet to an Iron Rod (New);
> **THENCE**, running north 80 degrees 47 minutes 24 seconds West, 33.83 feet to an Iron Rod (New) on the East right-of-way and control-of-access line of Interstate 65;
> **THENCE**, running along said East right-of-way and control-of-access line of Interstate 65, North 11 degrees 22 minutes 17 seconds East, 75.44 feet to the point of commencement.

Containing 2,443.1 square feet or 0.056 acres.

EXHIBIT B

PARCEL 1 (FLAGPOLE TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

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THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,542.73 feet to a point;

THENCE, leaving said East right-of-way and control-of-access line of Interstate 65 and running South 78 degrees 37 minutes 43 seconds East, 28.00 feet to an Iron Rod (New) being the point of commencement for the herein described Flagpole Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the flagpoles as follows:

THENCE, running North 38 degrees 22 minutes 12 seconds East, 10.00 feet to an Iron Rod (New);
THENCE, running South 51 degrees 37 minutes 48 seconds East, 43.58 feet to an Iron Rod (New);
THENCE, running South 18 degrees 10 minutes 19 seconds West, 99.87 feet to an Iron Rod (New);
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THENCE, running North 45 degrees 24 minutes 16 seconds East, 31.78 feet to an Iron Rod (New);
THENCE, running North 18 degrees 10 minutes 19 seconds East, 90.47 feet to an Iron Rod (New);
THENCE, running North 51 degrees 37 minutes 48 seconds West, 36.60 feet to the point of commencement.

Containing 1,682.5 square feet or 0.038 acres.

PARCEL 2 (HISTORIC ICEHOUSE FOUNDATION TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

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THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,281.99 feet to a point;

THENCE, leaving said East right-of-way and control-of-access line of Interstate 65, North 78 degrees 37 minutes 43 seconds West, 3.06 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Icehouse Foundation Tract:

> **THENCE**, following a new line that creates a new boundary for a tract situated around the historic old icehouse foundation as follows:
> **THENCE**, running South 85 degrees 57 minutes 26 seconds East, 63.52 feet to an Iron Rod (New);
> **THENCE**, running South 03 degrees 38 minutes 19 seconds West, 39.57 feet to an Iron Rod (New);
> **THENCE**, running North 85 degrees 20 minutes 05 seconds West, 64.04 feet to an Iron Rod (New);
> **THENCE**, running North 04 degrees 22 minutes 55 seconds East, 38.87 feet to the point of commencement.

Containing 2,501.4 square feet or 0.057 acres.

PARCEL 3 (HISTORIC SPRING TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

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THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,188.74 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Spring Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the historic springhouse as follows:

> **THENCE**, leaving said East right-of-way line and control-of-access of Interstate 65 and running south 80 degrees 47 minutes 24 seconds East, 30.99 feet to an Iron Rod (New);
> **THENCE**, running South 09 degrees 12 minutes 36 seconds West, 75.38 feet to an Iron Rod (New);
> **THENCE**, running north 80 degrees 47 minutes 24 seconds West, 33.83 feet to an Iron Rod (New) on the East right-of-way and control-of-access line of Interstate 65;
> **THENCE**, running along said East right-of-way and control-of-access line of Interstate 65, North 11 degrees 22 minutes 17 seconds East, 75.44 feet to the point of commencement.

Containing 2,443.1 square feet or 0.056 acres.

Parcels 1, 2 and 3 being a portion of the same property conveyed to Charles William Dorris by Deeds of record in Instrument No. 19991230-0308781, 20091231-0118901, 20091231-0118902 and 20091231-118903, Register's Office for Davidson County, Tennessee.