Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SW221211

Karen Johnson Davidson County
Batch# 910641 DEEDWARR
08/31/2022 10:19:08 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220831-0098120

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$400,000.00**

Subscribed and sworn to before me this 25th day of August, 2022.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public **Affiant**
My Commission Expires: 11-3-25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Nashville Dickerson Partners GP **608 Shelby Ave.** **Nashville, TN 37206**	Same as new owner.	033-00-0-034.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **NATIVE AMERICAN INDIAN ASSOCIATION OF TENNESSEE, A Tennessee Nonprofit Corporation,** has this day bargained and sold, and does hereby transfer and convey unto the said **NASHVILLE DICKERSON PARTNERS GP, A Tennessee General Partnership**, the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the north part of Lot No. 5 on the Map of Eppy Cunningham Lands, of record in Book 58, page 56, of the Register's Office for said County, and described according to a copy of a survey thereof made December 16, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the center line of the Dickerson Pike at the corner of Lots Nos. 4 and 5; thence with the center line of said Pike South 52 4 degrees West 576 feet to a point; thence continuing with the center line of said Pike, around a slight curve southwesterly 251.5 feet to a point in the easterly line of Lot No. 6; thence with the line between Lots Nos. 5 and 6, North 1 4 degrees East 1360 feet to a post; thence North 81 k degrees East 400 feet and North 84 degrees East 255 feet to a post at the corner of Lots Nos. 4 and 5, South 1 4 degrees West 953 feet to the point of beginning, containing 17.4 acres more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 2541, PAGE 475, BOOK 2802, PAGE 433, BOOK 3309, PAGE 396 AND BOOK 3459, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being a portion of the same property conveyed to GERARD STUDER AND HIS WIFE, MARY STUDER, by deed from HOWARD GARDNER AND ALLEN P. GARDNER, of record in Book 1371, page 306, dated February 20, 1946, said Register's Office. The said Gerard Studer having since died leaving Mary Studer the surviving tenant by the entirety. Mary Studer, a widow further conveyed her interest to EUGENE STUDER AND GERALD STUDER, JR. by quitclaim deed of record in Instrument No. 20010322-0027852, dated March 20, 2001, said Register's Office. The

said Eugene Studer having since died testate on or about June 30, 2017. Pursuant to his will subject property was devised to Gerard Studer of record in the Seventh Circuit Court, Probate Division, Davidson County Tennessee, Docket No. 17P1340. The said Gerard Studer having since died testate on or about October 10, 2020, leaving said property to NATIVE AMERICAN INDIAN SOCIETY OF TENNESSEE. Pursuant to his will of record in the Seventh Circuit Court, Probate Division, Davidson County Tennessee, Docket No. 20P2142.

The Native American Indian Society of Tennessee is one in the same as the Native American Indian Association of Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25th day of August, 2022.

NATIVE AMERICAN INDIAN ASSOCIATION OF TENNESSEE

H Ray Emanuel

H. RAY EMANUEL, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **H. RAY EMANUEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of **NATIVE AMERICAN INDIAN ASSOCIATION OF TENNESSEE**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness my hand, at Goodlettsville, Tennessee, this 25th day of August, 2022.

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/03/2024