SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044093 DEEDWARRSP
08/29/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230829-0067759

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on 08/29/23

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hong Duc Sakya Monastery 5906 SW 9th St. Des Moines, Iowa 50315	5300 Weber Rd. Hermitage, TN 37076	075 00 0 124.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Garry Meador, as the Trustee of the Charles W. Meador Revocable Living Trust Dated January 20, 2014, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Hong Duc Sakya Monastery, an Iowa nonprofit corporation, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract No. 1 on a survey dated March 3, 1976 by Bruce Rainey & Assoc. and described thereon as follows:

Beginning at a point at the intersection of the Easterly margin of Weber Road and the Southwesterly margin of Old Hickory Blvd. and thence with the Easterly margin of said Weber Road South 17 degrees 02 minutes 00 seconds West 29.77 feet; thence South 22 degrees 01 minutes 00 seconds West 249.55 feet and South 21 degrees 59 minutes 00 seconds West 180.75 feet to a point; thence leaving said margin, South 72 degrees 39 minutes 52 seconds East 550.44 feet to a point in the Southwesterly margin of Old Hickory Blvd.; thence with said margin, North 32 degrees 41 minutes 25 seconds West 235.44 feet to the beginning of a curve to the right having a radius of 1,432.56 feet; thence with said curve and margin, Northwestwardly 45.5 feet to a point; thence North 57 degrees 18 minutes 35 seconds East 10.0 feet to a point; thence continuing with said curve and margin, Northwestwardly 467.93 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Garry Meador, as the Trustee of the Charles W. Meador Revocable Living Trust Dated January 20, 2014, by Quitclaim Deed from Cecilia D. Meador, individually and as Trustee of the Cecilia D. Meador Revocable Living Trust Dated February 18, 2013 and on behalf of herself and the Cecilia D. Meador Revocable Living Trust Dated February 18, 2013, of record in Instrument No. 20221222-0131936, in the Register's Office of Davidson County, Tennessee, dated December 07, 2022 and recorded on December 22, 2022.

Being the same property conveyed to Charles W. Meador, Trustee, UDT, Charles W. Meador Trust, Dated: Jan 20, 2014, undivided one-half (1/2) interest, by Quit Claim Deed from Charles W. Meador, of record in Instrument No. 20140121-0005220, in the Register's Office of Davidson County, Tennessee, dated January 20, 2014 and recorded on January 21, 2014. The said Charles W. Meador died on November 27, 2021.

Being the same property conveyed to Cecilia D. Meador, Trustee, UDT, Cecilia D. Meador Trust, Dated: February 18, 2013, undivided one-half (1/2) interest, by Quit Claim Deed from Cecilia D. Meador, of record in Instrument No. 20130315-0026012, in the Register's

Office of Davidson County, Tennessee, dated February 18, 2013 and recorded on March 15, 2013.

Being the same property conveyed to Charles W. Meador and wife, Cecilia D. Meador, by Special Warranty Deed from Bank of New York, as Trustee for the benefit of the Certificate Holders CWMBS 98-12, of record in Book 11517, Page 528, in the Register's Office of Davidson County, Tennessee, dated May 27, 1999 and recorded on June 08, 1999.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 Davidson County and subsequent taxes are assumed by the Grantee;

2. Easement for the flow of the waters of Stoner Creek, and the rights of the public therein;

3. Rights of upper and lower riparian owners to the flow of the waters of the Stoner Creek, free from diminution or pollution;

4. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Stoner Creek;

5. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.; and

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 5300 Weber Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 08/ 28 /23.

Charles W. Meador Revocable Living Trust Dated January 20, 2014

Garry Meador, Trustee

By: Garry Meador, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2023, before me, the undersigned Notary Public, personally appeared, Garry Meador, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Charles W. Meador Revocable Living Trust Dated January 20, 2014, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Charles W. Meador Revocable Living Trust Dated January 20, 2014 by himself as such trustee.

Witness my hand and official seal on 08/ 28 /23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 28, 2023.**

Signature 08/28/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 28th day of August, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY