Karen Johnson Davidson County
Batch# 1067976 DEEDWARR
11/02/2023 01:56:30 PM 6 pgs
Fees: $33.00 Taxes: $17,575.00
20231102-0085925

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37881	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,750,000.00. Amanda Allen Affiant Subscribed and sworn to before me this 31st day of October, 2023. Carmen Coats Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin D. Montgomery, Trustee of the 5001 Clonmel Trust P.O. Box 1343 Brentwood, TN 37024	Kevin D. Montgomery, Trustee of the 5001 Clonmel Trust P.O. Box 1343 Brentwood, TN 37024	Map and Parcel No.: 14508002400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Diversified Trust Company, Inc., Executor of the Estate of Kathryn B. Cheek, deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kevin D. Montgomery, Trustee of the 5001 Clonmel Trust u/a/d October 30, 2023 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5001 Clonmel Road, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2023.

Diversified Trust Company, Inc., Executor of the Estate of
Kathryn B. Cheek

By: Franklin F. Benton, Authorized Officer
Franklin F. Benton, Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Franklin F. Benton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Officer of Diversified Trust Company, Inc., the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2023.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit "A"
Property Description

Property located inthe city of Oak Hill, Davidson County, Tennessee, being a portion of tract one of Lealand Manor Sixth Addition, and being more particularly described according to a boundary survey prepared by Wamble and Associates, PLLC dated February 19, 2002 as follows:

Beginning at an iron rod (old) at the Terminus of Clonmel Road (50' right- of-way) at the Northwest corner of the property conveyed to the state of Tennessee as of record in Deed Book 9562, Page 642, R.O.D.C. TN; also being the Northeast corner of the property conveyed to the friends of Radnor Lake as of record in Instrument No. 200201010000613, R.O.D.C. TN; thence, following the Northerly boundary of said friends of Radnor Lake Property North 83 degrees 21 minutes 48 seconds West 360.24 feet to an iron rod (old); thence, South 89 degrees 42 minutes 32 seconds West 176.10 feet to an iron rod (old); thence, South 68 degrees 38 minutes 48 seconds West 148.02 feet to an iron rod (old); thence South 65 degrees 16 minutes 26 seconds West 117.51 feet to an iron rod (old); thence, South 36 degrees 04 minutes 09 seconds West 448.59 feet to an iron rod (old); thence, South 62 degrees 03 minutes 05 seconds West 97.60 feet to an iron rod (old); thence, North 83 degrees 24 minutes 45 seconds West 51.12 feet to an iron rod (old); thence, North 40 degrees 40 minutes 29 seconds West 63.13 feet to an iron rod (old); thence, North 13 degrees 14 minutes 05 seconds West 130.86 feet to an iron rod (old); thence, North 16 degrees 57 minutes 54 seconds East 184.92 feet to an iron rod (old); thence, leaving said friends of Radnor Lake Property with a new line North 26 degrees 31 minutes 11 seconds East 264.24 feet to an iron rod (new); thence, North 13 degrees 54 minutes 07 seconds East 58.30 feet to an iron rod (new); thence, North 15 degrees 46 minutes 20 seconds West 99.03 feet to an iron rod (new); thence, North 24 degrees 46 minutes 22 seconds West 159.75 feet to an iron rod (new); thence, North 08 degrees 45 minutes 48 seconds West 121.51 feet to an iron rod (new); thence, North 31 degrees 56 minutes 09 seconds East 218.69 feet to an iron rod (new); thence, North 62 degrees 46 minutes 18 seconds East 274.84 feet to an iron rod (new) on the Southerly boundary of the Kurt V. Berger, et ux Property as of record in Deed Book 9797, Page 794, R.O.D.C. TN; thence, following the Southerly boundary of said Berger Property South 60 degrees 45 minutes 06 seconds East 45.29 feet to a concrete monument (old); thence, South 50 degrees 41 minutes 17 seconds East 179.69 feet to a concrete monument (old); thence, with the remainder of the Southerly boundary of said Berger Property and continuing with the Southerly boundary of Kenneth B. Levitan, et ux property as of record in Deed Book 10324, Page 188, R.O.D.C. TN, South 51 degrees 38 minutes 54 seconds East 214.67 feet to an iron rod (new); thence, continuing with the Southerly boundary of said Levitan property South 61 degrees 33 minutes 15 seconds East 201.73 feet to a concrete monument (old); thence, South 68 degrees 06 minutes 55 seconds East 343.40 feet to a concrete monument (old), being the Southwest corner of the R.E. McAdams, et ux Property as of record in Deed Book 2492, Page 615, R.O.D.C., TN; thence, following the Southerly boundary of said McAdams Property South 67 degrees 54 minutes 38 seconds East 249.76 feet to a concrete monument (old) on the Northerly right-of-way of Clonmel Road (50' R.O.W.); thence, following the Northerly right-of-way of Clonmel Road with a curve to the right having a central angle of 06 degrees 50 minutes 46 seconds, a radius of 375.00 feet, an arc length of 44.81 feet and a chord bearing and length of South 43 degrees 06 minutes 27 seconds West 44.78 feet to a concrete monument (old); thence, South 45 degrees 58 minutes 17 seconds West 208.04 feet to an iron rod (new); thence, with a curve to the left having a central angle of 06 degrees 47 minutes 13 seconds, a radius of 575.00 feet, an arc length of 68.11 feet and a chord bearing and length of South 42 degrees 34 minutes 40 seconds West 68.07 feet to an iron rod (new); thence, South 39 degrees 02 minutes 02 seconds West 36.47 feet to an iron rod (new); thence, with a

curve to the right having a central angle of 04 degrees 00 minutes 32 seconds, a radius of 175.00 feet, an arc length of 12.24 feet and a chord bearing and length of South 40 degrees 59 minutes 56 seconds West 12.24 feet to the point of beginning. Containing 879,510 square feet or 20.19 acres.

Less and Except those parts conveyed to Friends of Radnor Lake, Inc. in Instrument No. 20140923-0087171, Register's Office Davidson County, Tennessee.

Also conveyed herewith are fifty-foot Ingress/Egress Easements as retained in Instrument No. 20140923-0087171 and Instrument No. 20020102-000613, Register's Office for Davidson County, Tennessee and an access easement set forth in Access Easement Agreement of record in Instrument No. 20170316-0025887, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John H. Cheek, Jr. and wife, Kathryn Bumgardner Cheek by Warranty Deed from F. N. McNeill, Jr., Executor and Trustee under the will of Laura Lea Robertson, deceased, of record in Book 1807, Page 457 Register's Office for Davidson County , Tennessee, dated February 02, 1950 and recorded on February 23, 1950.

Being a portion of the same property conveyed to John H. Cheek, Jr. and Kathryn B. Cheek, as tenants in common, through James C. Gooch, by Quitclaim Deed from John H. Cheek, Jr. and wife, Kathryn B. Cheek, of record in Book 11410, Page 343, Register's Office for Davidson County, Tennessee, dated February 15, 1999 and recorded on March 31, 1999.

Said John H. Cheek, Jr. died on February 19, 2002, leaving Last Will and Testament filed for Probate in Docket No. 23P169, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Kathryn Bumgardner Cheek and Mellon Bank, N.A. are named as Co-Executors of the Estate of John H. Cheek, Jr., deceased.

Being a portion of the same property conveyed to Kathryn Bumgardner Cheek and Mellon Trust of Delaware, N.A., Co-Trustees of the Revocable Trust of John H. Cheek, Jr., dated October 23, 1989 by Executors' Quitclaim Deed from Kathryn Bumgardner Cheek and Mellon Bank, N.A., Co-Executors of the Estate of John H. Cheek, Jr., deceased, of record in Instrument No. 20060501-0049277 Register's Office for Davidson County, Tennessee, dated March 08, 2006 and recorded on May 01, 2006.

Being a portion of the same property conveyed to Kathryn Bumgardner Cheek and Mellon Trust of Delaware, N.A., Co-Trustees of the John H. Cheek, Jr. GST Non-Exempt Marital Trust by Trustees' Quitclaim Deed from Kathryn Bumgardner Cheek and Mellon Trust of Delaware, N.A., Co-Trustees of the Revocable Trust of John H. Cheek, Jr. dated October 23, 1989, of record in Instrument No. 20060501-0049278 Register's Office for Davidson County, Tennessee, dated March 08, 2006 and recorded on May 01, 2006.

Being a portion of the same property conveyed to Kathryn Bumgardner Cheek by Trustees' Quitclaim Deed from Kathryn Bumgardner Cheek and BNY Mellon Trust of Delaware, N.A., Co-Trustees of the John H. Cheek, Jr. GST Non-Exempt Marital Trust of record in Instrument No. 20140320-0022921 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 20, 2014.

Said Kathryn Bumgardner Cheek died on November 23, 2022, leaving Last Will and Testament filed for Probate in Docket No. 23P169 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Kathryn B. Cheek directed that the Executor administer and distribute the

real property as part of her probate estate. Letters Testamentary were issued to Diversified Trust Company Inc.

This conveyance is made subject to:

1. Access Easement contained in the Deeds of record in Instrument No. 20020102-0000613 and Instrument No. 20140923-0087171, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants contained in an instrument of record in Book 1081, page 643 and Book 1807, Page 457, Register's Office for Davidson County, Tennessee.
3. Conservation Easement of record in Instrument No. 20140822-0076964, Register's Office for Davidson County, Tennessee.
4. Access Easement Agreement of record in Instrument No. 20170316-0025887, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 31, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023