Karen Johnson Davidson County
Batch# 1089257 DEEDWARR
01/08/2024 09:54:30 AM 6 pgs
Fees: $33.00 Taxes: $118,400.00
20240108-0001404

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| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 37983 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $32,000,000.00.<br>Affiant<br>Subscribed and sworn to before me this 5th day of January, 2024.<br>Notary Public<br>My Commission Expires: 3/6/24 |

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

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Christopher R. Redlich, Jr., Trustee<br>470 Maple Street<br>Winnetka, IL 60093 | New Owner | Map and Parcel No.:<br>14402000300 |

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, Thomas F. Frist, Jr., unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Christopher R. Redlich, Jr., Trustee of the Christopher R. Redlich, Jr. Revocable Living Trust U/A dated March 20, 2007, as amended and restated on February 10, 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 1304 Chickering Road, Nashville, TN 37215.

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 4 day of January, 2024.

Thomas F. Frist, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas F. Frist, Jr., 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.

Witness my hand, at office, this 4 day of January, 2024.

Notary Public

My Commission Expires: 10-4-27

GERALD D FRIDRICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

EXHIBIT "A"

TRACT I

Being a tract of land in the City of Belle Meade, Davidson County, Tennessee, bounded on the north by the Resubdivision of parts of Blocks H and I of the Belle Meade Subdivision as of record in Plat Book 5200, page 164, on the east by Chickering Hill -Section Three as of record in Plat Book 2663, page 17, on the south by the Lem B. Stevens, Jr. and wife property and on the west by Chickering Road, more particularly described according to a survey by Charles B. Moseley, Jr., Tennessee License No. 778, Post Office Box 1243, Brentwood, Tennessee 37024-1243, dated December 14, 1992, as follows:

Beginning at a concrete monument on the easterly margin of Chickering Road, southwest corner of the aforementioned Resubdivision of a portion of the Belle Meade Subdivision;

Thence, leaving Chickering Road and with a line common to said Resubdivision, South 86 degrees 30 minutes 37 seconds East, 1986.03 feet to an iron pin;

Thence, with the westerly boundary of Chickering Hills-Section Three, South 03 degrees 03 minutes 28 seconds West, 632.51 feet to an iron pin;

Thence, with Stevens' northerly boundary, North 86 degrees 30 minutes 37 seconds West, 2,064.04 feet to an iron pin on the easterly margin of Chickering Road;

Thence, with said easterly margin, North 10 degrees 05 minutes, 42 seconds East, 636.72 feet to the point of beginning.

Being the same property conveyed to Thomas F. Frist, Jr. and wife, Patricia C. Frist by deed dated January 11, 1993 from Carolyn Jones Boyd Estes, a widow of record in Book 8838, page 905, Register's Office for Davidson County, Tennessee. Patricia C. Frist having since died on January 5, 2021 leaving Thomas F. Frist, Jr. as surviving tenant by the entirety.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Dan W. Maddox Property as of record in Plat Book 5200, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas F. Frist, Jr. and wife, Patricia C. Frist by deed dated October 13, 1999 from Earl Bentz and Robin G. Costa, Trustees of record in Book 11703, page 760 Register's Office for Davidson County, Tennessee. Patricia C. Frist having since died on January 5, 2021 leaving Thomas F. Frist, Jr. as surviving tenant by the entirety.

TRACT III

Land in Davidson County, Tennessee, beginning at a point on the northerly property of the Lem B. Stevens, Jr. and wife property (i.e. Deed Book 3932, page 608 Register's Office for Davidson County, Tennessee and the southerly property line of the Thomas F. First Jr. and wife, property

(i.e. Deed Book 8838, page 905, Register's Office for Davidson County, Tennessee), said point being south 86 degrees, 30 minutes 00 seconds East 925.00 feet from the northwest property corner of the above mentioned Stevens property and the easterly right-of-way of Chickering Road; thence from the point of beginning:

South 86 degrees 30 minutes 00 seconds East 1136.00 feet (along the above mentioned property line) to a point being the southeast property corner of the above mentioned First property; thence South 3 degrees 29 minutes 49 seconds West, 523.50 feet to a point, being the northeast property corner of the Jacqueline G. Thompson property (i.e. Deed Book 7846, page 457) thence north 86 degrees 10 minutes 00 seconds west 975.04 feet, along the northerly property line of the above mentioned Thompson property to a point, thence North 3 degrees 29 minutes 42 seconds East 352.59 feet to a point; thence north 40 degrees 44 minutes 49 seconds West, 230.76 feet to the point of beginning. Containing 11.96 acres more or less and being a portion of the previously mentioned Stevens property.

Being the same property conveyed to Thomas F. Frist, Jr. and wife, Patricia C. Frist by deed dated June 29, 1995 from Lem B. Stevens, Jr. and wife, Carolyn Boyd Stevens of record in Book 9718, page 542, Register's Office for Davidson County, Tennessee. Patricia C. Frist having since died on January 5, 2021 leaving Thomas F. Frist, Jr. as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1008.

3. Application For Greenbelt Assessment-Forest recorded in Instrument No. 20070502-0052531, Register's Office for Davidson County, Tennessee.

4. Application to Combine Parcels in Instrument No. 20061229-0160789, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants contained in an instrument of record in Book 401, page 551, Register's Office for Davidson, County, Tennessee.

6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6099, page 352, Register's Office for Davidson County, Tennessee. (Tract I)

7. Easement for water mains of record in Book 966, page 762 and in Book 1015, page 85, Register's Office for Davidson County, Tennessee. (Tract I)

8. All matters appearing on the Plan of record as Book 5200, page 164, Register's Office for Davidson County, Tennessee. (Tract II)

9. Subject to item 1 of The Property Line Agreement of record in Book 5685, page 730, Register's Office for Davidson County, Tennessee. (Tract III)

10. Easement and covenant of record in Book 5355, page 124, Register's Office for Davidson County, Tennessee. (Tracts I and II)

11. Easement for Sanitary Sewer of record in Book 6148, page 244, Register's Office for Davidson County, Tennessee. (Tract ll)

12. Utility Easement as reserved and confirmed by Abandonment and Release of Ingress/Egress Easement of record in Book 8135, Page 401 and Termination of Joint Driveway Maintenance Agreement of record in Book 11703, page 755, Register's Office for Davidson County, Tennessee. (Tract II)

13. Easement of record in Book 6122, page 355, Register's Office for Davidson County, Tennessee. (Tract lll)

14. Easement of record in Book 6043, page 350, Register's Office for Davidson County, Tennessee. (Tract II)

15. All matters appearing on the Plan of record as Book 421, Page 51, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 1/5/24 (date of document).

Affiant Signature

1/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

