Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 22nd Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 160-00-0-009.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, L 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson
Batch # 1188633
10/02/2024 10:09:31 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDWARR
5 pgs

20241002-0076357

WARRANTY DEED

TRANSACTION NUMBER 24-01-018

FOR AND IN CONSIDERATION of the sum of **ONE MILLION ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($1,120,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, INC., a Tennessee non-profit corporation** ("Grantor"), does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes will be assessed pursuant to T.C.A.§ 67-04-409(j)(5).

This is unimproved property located at 804 Old Hickory Lake Boulevard in Davidson County, Brentwood, Tennessee 37027 containing 5.34 acres more or less.

X PTC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $1,120,000.00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 1st day of October, 2024.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

WITNESS, this 1st day of October, 2024.

FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation

BY: , PRESIDENT
Rob Cochran, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 1st day of October, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rob Cochran with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the PRESIDENT respectively of the F**RIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** the within named bargainor, a corporation, and that he as such President being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Rob Cochran as such President.

Witness my hand and official seal on this the 1st day of October, 2024.

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

My Commission Expires:

Exhibit A

5.34 acres
FRIENDS OF RADNOR LAKE
DAVIDSON COUNTY, TENNESSEE
Being Parcel ID 16000000900
More Particularly described as Follows:

Beginning at a #4 Rebar found at the northeastern corner of the tract herein described having a Tennessee State Plane Coordinate of N:623267.78' & E:1736158.15' and being a common corner with the State of Tennessee (DB-20160818 0086314); thence, with the State of Tennessee S 05°54'21" W a distance of 253.20' to #4 Capped Rebar RLS# 213 found; thence, with NASHVILLE KOREAN PRESBYTERIAN CHURCH (DC-20051129 0143373) S 04°30'41" W a distance of 150.38' to a #4 Capped Rebar RLS# 213 found; thence, with another Tract of NASHVILLE KOREAN PRESBYTERIAN CHURCH (DC-20051129 0143374) S 04°38'37" W a distance of 106.33' to a #5 Capped Rebar RLS# 2986 set; thence, with another Tract of the Friend of Radnor Lake N 80°46'38" W a distance of 452.76' to a #5 Capped Rebar RLS# 2986 set and located N 05°38'57" E 533.72' from a #4 Capped Rebar RLS# 1489 found ; thence, with BENJAMIN & REBECAH RICHARDS (DB-20230103 0000017) N 05°38'57" E a distance of 527.01' to a #5 Capped Rebar RLS# 1906 found; thence, with the State of Tennessee S 78°34'12" E a distance of 450.45' to the Point of Beginning containing 5.34 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on July 24, 2024.

Prior and Last Deed Reference: DB-20171221 0130149.

Being a portion of the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by General Warranty Deed from Peggy Flynn Harris of record in Instrument No. 20171221-0130149, dated December 20, 2017 and recorded on December 21, 2017, Register's Office for Davidson County, Tennessee.

Exhibit B
Transaction Number 24-01-018
Permitted Encumbrances

1. Taxes for the year 2024 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 146, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 24-01-018

PLAT OF SURVEY

STATE OF TENNESSEE TRANSACTION NUMBER 24-01-018

STATIC CONTROL POINT
N:622365.98' E:1736198.39' Z:744.14'
Positional accuracy: OVERALL RMS: 0.016(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 7-24-2024
Datum/Epoch: TN SPC(4100) Nad 83 No Trans
Published/Fixed-control use: OPUS-RS
Geoid Model: g2018u7
Convergence [degrees]: -0.46000833
Point Scale: 0.99995487
Combined Factor: 0.99992383

NOTE:
1. The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
2. There may be existing underground utilities that were not observed on the property shown hereon.

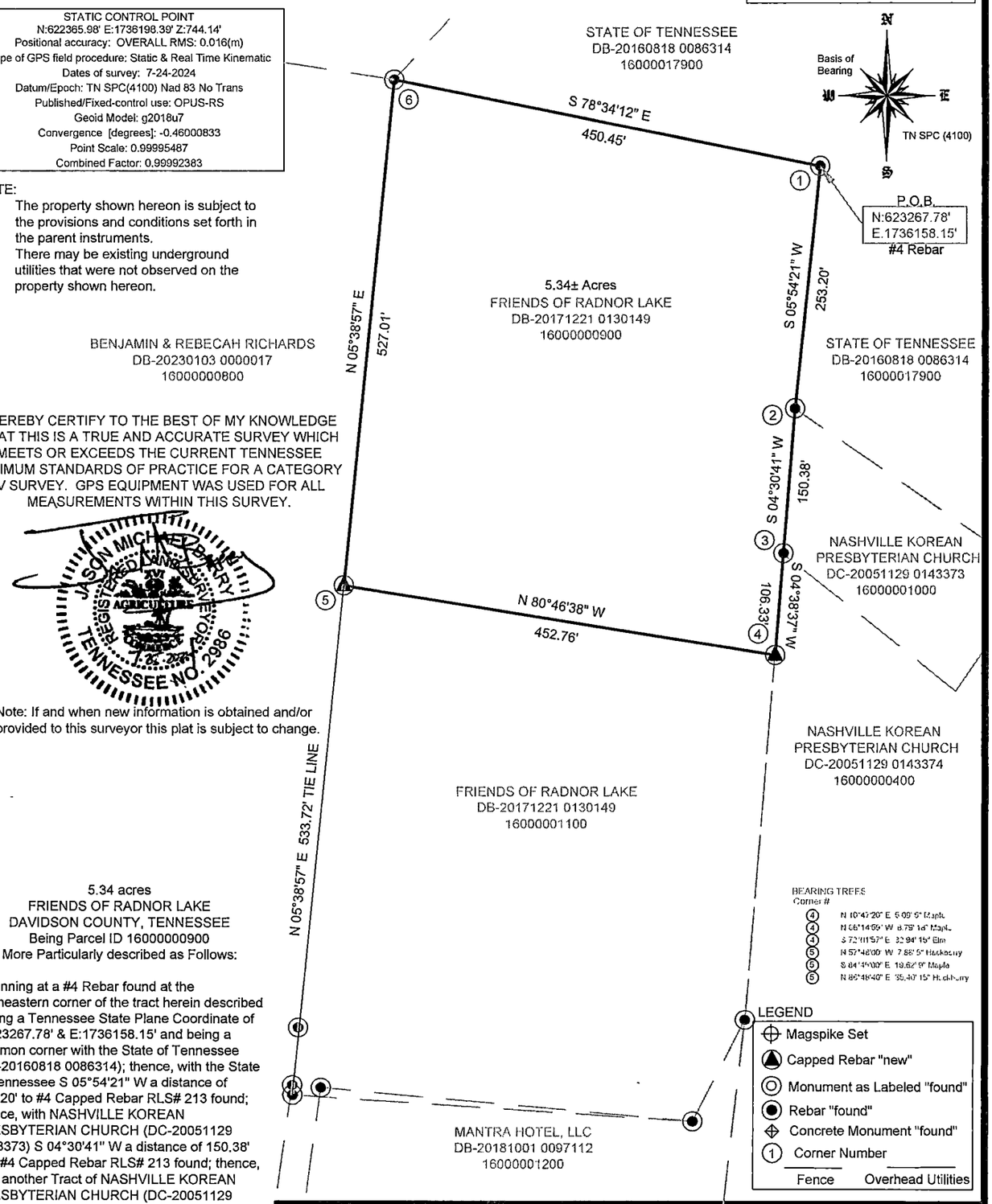
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

JASON MICHAEL BARRY REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE 1.24.2024 TENNESSEE NO. 2986

Note: If and when new information is obtained and/or provided to this surveyor this plat is subject to change.

5.34 acres
FRIENDS OF RADNOR LAKE
DAVIDSON COUNTY, TENNESSEE
Being Parcel ID 16000000900
More Particularly described as Follows:

Beginning at a #4 Rebar found at the northeastern corner of the tract herein described having a Tennessee State Plane Coordinate of N:623267.78' & E:1736158.15' and being a common corner with the State of Tennessee (DB-20160818 0086314); thence, with the State of Tennessee S 05°54'21" W a distance of 253.20' to #4 Capped Rebar RLS# 213 found; thence, with NASHVILLE KOREAN PRESBYTERIAN CHURCH (DC-20051129 0143373) S 04°30'41" W a distance of 150.38' to a #4 Capped Rebar RLS# 213 found; thence, with another Tract of NASHVILLE KOREAN PRESBYTERIAN CHURCH (DC-20051129 0143374) S 04°38'37" W a distance of 106.33' to a #5 Capped Rebar RLS# 2986 set; thence, with another Tract of the Friend of Radnor Lake N 80°46'38" W a distance of 452.76' to a #5 Capped Rebar RLS# 2986 set and located N 05°38'57" E 533.72' from a #4 Capped Rebar RLS# 1489 found ; thence, with BENJAMIN & REBECAH RICHARDS (DB-20230103 0000017) N 05°38'57" E a distance of 527.01' to a #5 Capped Rebar RLS# 1906 found; thence, with the State of Tennessee S 78°34'12" E a distance of 450.45' to the Point of Beginning containing 5.34 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on July 24, 2024. Prior and Last Deed Reference: DB-20171221 0130149



LAND SURVEYING & FORESTRY

3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314

DATE: August 6, 2024	SURVEYED BY: JMB & SWB	DRAWN BY: JMB
SCALE: 1" = 100'		CARLSON BRX7's All Signals
SURVEY FOR: STATE OF TENNESSEE	FILERS: 7-24-2024 Radnor Lake 24-01-018	0 100 200
		SHEET 1 OF 1