Karen Johnson Davidson County
Batch# 1201365 DEEDWARRSP
11/05/2024 01:35:30 PM 7 pgs
Fees: $38.00 Taxes: $34,780.00
20241105-0085912

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $9,400,000.00.

Affiant

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

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/9/2026

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
American Battlefield Trust 1030 15th Street NW Suite 900 East Washington, DC 20005 Attn: Thomas Gilmore	[SAME]	10502025700 10502043200 10502043300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert F. Green** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **American Battlefield Trust, a Virginia non-stock corporation** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

CONSIDERATION CERTIFICATE

District Columbia
STATE ~~OF TENNESSEE~~)
City
~~COUNTY~~ OF Washington)

The actual consideration or value, whichever is greater for this transfer is $9,400,000.00.

Affiant

Subscribed and sworn to before me this the 31 ST day of October, 2024.

Kathleen M Robertson
Notary Public

My Commission Expires: 09/14/2029

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

KATHLEEN M. ROBERTSON NOTARY PUBLIC EXP. 9-14-29 DISTRICT OF COLUMBIA

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
American Battlefield Trust 1030 15th Street NW Suite 900 East ~~Attn:~~ Washington DC 20005	[SAME]	10502025700 10502043200 10502043300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert F. Green** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **American Battlefield Trust, a Virginia non-stock corporation** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

Grantee is acquiring the property conveyed herein with assistance from Federal Land and Water Conservation Act (54 U.S.C. §§ 200301 - 200310 (2015, as amended)) funds pursuant to 54 U.S.C. § 308103, the Battlefield Acquisition Grant Program (Pub. L. 113–287, §3, Dec. 19, 2014, 128 Stat. 3234 ; Pub. L. 113–76, div. G, title IV, §429, Jan. 17, 2014, 128 Stat. 345 ; Pub. L. 113–235, div. F, title IV, §421, Dec. 16, 2014, 128 Stat. 2449 ; Pub. L. 113–291, div. B, title XXX, §3050, Dec. 19, 2014, 128 Stat. 3799). **The property conveyed hereby is subject to the** provisions of 54 U.S.C. § 200305(f)(3) of the Land and Water Conservation Fund Act, commonly known as Section 6(f)(3), and may never be converted to other than preservation uses without the written approval of the United States Secretary of the Interior, acting through the American Battlefield Protection Program. In the event of a breach of the requirements of Section 6(f)(3) (an unauthorized conversion), the only remedy is immediate compliance with Section 6(f)(3). Grant funds cannot be repaid to the National Park Service to nullify the requirements of Section 6(f)(3).

The Property is improved property located at 0 Bass Street and 607 Bass Street, Nashville, Davidson County, Tennessee 37203.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 15th day of November, 2024.

GRANTOR:

By: _____
Robert F. Green

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert F. Green**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 15th day of November, 2024.

Patricia F. Skrivanek
Notary Public

My Commission Expires: 5/9/2026

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

PROPERTY DESCRIPTION

The Land is described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots 381, 382, 408, 409, 410, 411, 412, 413, 414, 415 and part of 416 on the Plan of Ewing and Wetmore's Addition to South Nashville as of record in Book 14, Pages 202 and 203, and southerly part of Lot 11 on the Plan of Alexander W. Campbell's Addition to South Nashville as of record in Book 18, Page 649, said Register's Office and the southerly part of an alley lying immediately East of said Lot 11, part of Bass Street closed by City Ordinance and part of Old Oak Street to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Robert F. Green from Ida M. Block, unmarried by deed dated December 14, 1984, of record in Book 6451, Page 440 in the Register's Office of Davidson County, Tennessee.

For Informational Purposes Only:

Property Address: 607 Bass Street, Nashville, TN 37203; Tax ID: 105-02-0-257.00 and 105-02-0-433.00 and 0 Bass Street, Nashville, TN 37203; Tax ID: 105-02-0-432.00

Exhibit B

EXCEPTIONS

1. Taxes for the year 2024 and subsequent years, not yet due and payable.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record which would be disclosed by an accurate survey and inspection of the Land.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

4. Easement(s) as set out in the Court Order in Settlement of Landowner Action of record in Instrument Number [20140114-0003778], Register's Office of Davidson County, TN.

5. Easements, restrictions, setback lines and any other matters shown on plat recorded in Plat [Book 14, Pages 202-203], Register's Office of Davidson County, TN.

6. Easements, restrictions, setback lines and any other matters shown on plat recorded in Plat [Book 18, Page 649], Register's Office of Davidson County, TN.

7. Terms and conditions of the lease agreement between American Battlefield Trust (Landlord) and Robert F. Green (Tenant.)

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 11/01/2024 (date of document).

Tonya McCants
Affiant Signature

11/04/2024
Date

State of New York

County of New York

Sworn to and subscribed before me this 4th day of November, 2024.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025