Karen Johnson Davidson County
Batch# 1224702 DEEDWARRSP
01/08/2025 02:37:30 PM 6 pgs
Fees: $33.00 Taxes: $1,295.00
20250108-0001728

THIS INSTRUMENT WAS PREPARED BY:

Jon Carlson
Educational Media Foundation
2000 Reams Fleming Blvd.
Franklin, TN 37064

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.
Loam Media, Inc. 4057 Rural Plains Circle Suite 300B Franklin, TN 37064 Attention: Thomas Evans	Loam Media, Inc. 4057 Rural Plains Circle Suite 300B Franklin, TN 37064 Attention: Thomas Evans	100-00-0-084-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EDUCATIONAL MEDIA FOUNDATION**, a California non-profit religious corporation ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **LOAM MEDIA, INC.**, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, certain real estate situated in the City of Pegram, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 8214 Old Pond Creek Road, Pegram, Tennessee 37143.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 16 day of January, 2025.

GRANTOR: EDUCATIONAL MEDIA FOUNDATION

By: _____
Name: Thomas Stultz
Title: Interim Chief Executive Officer

By: _____
Name: Matthew Reynolds
Title: Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY that on January 16, 2025, before me, a Notary Public for and within Williamson County, Tennessee, personally appeared Thomas Stultz, Interim Chief Executive Officer of Educational Media Foundation, with whom I am personally acquainted, and who acknowledged that he, being authorized to do so by the corporation, executed the foregoing instrument in such capacity on behalf of the corporation for the purposes stated therein.

[SEAL]

STEPHANIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public Stephanie Taylor
My Commission Expires: 9/21/26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I HEREBY ALSO CERTIFY that January 16, 2025, before me, a Notary Public for and within Williamson County, Tennessee, personally appeared Matt Reynolds, Chief Financial Officer of Educational Media Foundation, with whom I am personally acquainted, and who acknowledged that he, being authorized to do so by the corporation, executed the foregoing instrument in such capacity on behalf of the corporation for the purposes stated therein.

[SEAL]

STEPHANIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public Stephanie Taylor
My Commission Expires: 9/21/26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT, ON BEHALF OF THE GRANTEE

SUBSCRIBED and sworn to before me, this 8th day of January, 2025.

ERICA ALLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public

My Commission Expires: 1/4/2027

EXHIBIT A

DESCRIPTION OF THE PROPERTY

BEGINNING at an iron pin in the easterly margin of Old Pond Creek Road at the common corner with Dixon Northcutt of record in Deed Book 10527, Page 499, Register's Office for Davidson County, Tennessee:

Thence, leaving said margin with the east line of said Northcutt, N10°17'34"E, 499.22 feet to an iron pin;

Thence N 11°42'09"W, 248.06 feet to an iron pin;

Thence, N44°24'41"W, 112.66 feet to an iron pin;

Thence, leaving Northcutt and severing subject property, N75°00'00"E, 813.86 feet to an iron pin;

Thence S14°59'53"W, 777.67 feet to an iron pin;

Thence S 58°54'58"W, 625.89 feet to a point in the easterly margin of Old Pond Creek Road;

Thence, with said margin and a curve concave to the west having a central angle of 10°06'39", a radius of 283.34 feet and chord of N10°17'31"W, 49.94 feet for an arc length of 50.00 feet to the point of beginning, containing 462,356 square feet or 10.61 acres, more or less.

Being the same property conveyed to Educational Media Foundation by Salem Radio Properties, Inc. in that certain Special Warranty Deed recorded on July 17, 2024 as Instrument No. 20240717-0053934 of the Register of Deeds of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of the taxes for the year 2024 and all subsequent years, which are not yet due and payable.

2. Building and zoning laws and regulations.

3. All matters shown on plat(s) of record in Book 4660, Pages 38 and 39, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easement and Agreement to Maintain, by and between Indian Creek Partners, LLC and LCT, L.P., of record in Book 11491, Page 481, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Covenants and Restrictions of Indian Creek Farms, by and between Indian Creek Partners, LLC and LCT, L.P., of record in Book 11491, Page 587, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Covenants and Restrictions of Indian Creek Farms, by and between Indian Creek Partners, LLC and LCT, L.P., of record in Book 11575, Page 744, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Easement and Agreement to Maintain, by and between Indian Creek Partners, LLC and LCT, L.P., of record in Book 11575, Page 747, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 1/6/2025

Bainbridge Dillion
Affiant Signature

Date: 1/8/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January 2025.

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 1/8/2025

