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 14609000300 16009001100 16005001700	TAX EXEMPT
This instrument prepared by Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 24-01-017

FOR AND IN CONSIDERATION of a donation in fee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, a Tennessee nonprofit 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 1057 Parkwood Terrace, 865 Lakemont Drive & 917 Green Valley Drive in Davidson County, Nashville, Tennessee 37220 containing 4.61 acres more or less.

Karen Johnson
Batch # 1232858
02/03/2025 09 36 03 AM
Fees $47 00 Taxes $0 00

Davidson County
DEEDWARR
9 pgs

20250203-0007823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $1,950,000 00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 31st day of January 2025.

Notary Public

My Commission expires:

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

WITNESS, this 31st day of January 2025.

FRIENDS OF RADNOR LAKE, a Tennessee nonprofit corporation

BY:

Rob Cochran, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of January, 2025, 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 **FRIENDS OF RADNOR LAKE, a Tennessee nonprofit 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 31st day of January 2025.

Notary Public

My Commission Expires:

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

Exhibit A

TRACT I:

Land in Davidson County, Tennessee, being Lot #30 on the Plan of Lakeview Manor as recorded in Plat Book 2133 Page 39-41 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a 1/2" rebar (found) being noted as CRN #1 and having State Plane Coordinates of Northing 632854.46 Easting 1734622.68 and being the northwestern corner of this described parcel located in the northeastern right-of-way of Parkwood Terrace as well as being located N 30 Degrees 25 Minutes 27 Seconds W 19.21 feet from a water meter and furthermore being located N 71 Degrees 58 Minutes 21 Seconds E 149.78 feet from a GPS Base Point having State Plane Coordinates of Northing 632808.10 Easting 1734480.26; thence leaving Parkwood Terrace and going with the Walter Henry Grell, IV property being Lot #31 of the Plan of Lakeview Manor North 74 Degrees 50 Minutes 39 Seconds East 403.72 feet to a concrete monument being noted as CRN #2 and having State Plane Coordinates of Northing 632960.01 Easting 1735012.36; thence leaving Grell and going with the State of Tennessee property South 14 Degrees 21 Minutes 09 Seconds West 431.54 feet to a concrete monument being noted as CRN #3 and having State Plane Coordinates of Northing 632541.94 Easting 1734905.38; thence leaving the State of Tennessee property and going with the Ginny S. Stohl property being Lot #28 of the Plan of Lakeview Manor North 47 Degrees 52 Minutes 09 Seconds West 396.27 feet to a 1/2" rebar (found) being noted as CRN #4 and having State Plane Coordinates of Northing 632807.76 Easting 1734611.51; thence leaving Stohl and going with the road right-of-way of Parkwood Terrace along a curve having an arc length of 50.08 feet, with a radius of 50.00 feet, and a chord of North 13 Degrees 27 Minutes 35 Seconds East 48.01 feet to the beginning being 1.93 acres as surveyed by Christopher M. Vick R.L.S #2164 on 29 October 2024

Note: The above-described property is subject to a 10-foot-wide public utility easement as shown in Plat Book 2133 Pages 39-41 as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Mark Gingles, unmarried, by Warranty Deed from Russell C. Artist and wife, Dora M. Artist of record in Book 6717, Page 268 Register's Office for Davidson County, Tennessee, dated November 19, 1985 and recorded on November 25, 1985.

Being the same property conveyed to Modern Remains Development, LLC, a Tennessee limited liability company by Warranty Deed from J. Mark Gingles, unmarried, of record in Instrument Number 20180122-0006235 Register's Office for Davidson County, Tennessee, dated January 16, 2018 and recorded on January 22, 2018

Being the same property conveyed to Friends of Radnor Lake, a Tennessee nonprofit corporation by Warranty Deed from Modern Remains Development, LLC, a Tennessee limited liability company of record in Instrument Number 20180504-0043094 Register's Office for Davidson County, Tennessee, dated May 4, 2018 and recorded on May 4, 2018.

TRACT II:

Land in Davidson County, Tennessee, being Lot #18, Section II on the Plan of Oak Hill Estates as recorded in Plat Book 4460 Page 38 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a 5/8" rebar (found) being the northeastern corner of this described parcel located in the southern right-of-way of Lakemont Drive being noted as CRN #1 and having State Plane Coordinates of Northing 624051.40 Easting 1736032.51, and as well as being located S 31 Degrees 48 Minutes 45 Seconds E 2.14 feet from a power pole and furthermore being located S 28 Degrees 32 Minutes 41 Seconds E 60.05 feet from a GPS Base Point having State Plane Coordinates of Northing 624104.15 Easting 1736003.81; thence leaving Lakemont Drive and going with the Thayer W. Wine, Trustee property being Lot #17 on the Plan of Oak Hill Estates, Section II South 07 Degrees 57 Minutes 07 Seconds West 307 78 feet to a 1/2" rebar (found) being noted as CRN #2 and having State Plane Coordinates of Northing 623746.58 Easting 1735989.93; thence leaving Wine and going with the State of Tennessee property North 67 Degrees 31 Minutes 36 Seconds West 182.97 feet to a 5/8" rebar (found) being noted as CRN #3 and having State Plane Coordinates of Northing 623816.52 Easting 1735820.86; thence continuing with the same North 12 Degrees 06 Minutes 44 Seconds East 276.52 feet to a 1/2" rebar (found) in the southern right-of-way of Lakemont Drive being noted as CRN #4 and having State Plane Coordinates of Northing 624086.88 Easting 1735878.88; thence leaving the State of Tennessee property and going with the said road right-of-way along a curve having an arc length of 101.54 feet, with a radius of 1950.12 feet, and a chord of South 75 Degrees 08 Minutes 39 Seconds East 101.53 feet; thence along a curve having an arc length of 56.33 feet, with a radius of 430 43 feet, and a chord of South 80 Degrees 19 Minutes 58 Seconds East 56.29 feet to the beginning being 1.12 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 29 October 2024.

Note: The above-described property is subject to a 10-foot-wide drainage and utility easement as shown in Plat Book 4460 Page 38 as recorded in the Register's Office for Davidson County, Tennessee.

AND

TRACT III:
Land in Davidson County, Tennessee, being Lot #107, Section II on the Plan of Oak Hill Estates as recorded in Plat Book 4460 Page 38 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument being noted as CRN #1 and having State Plane Coordinates of Northing 626880.64 Easting 1736468 30 and being the northernmost corner of this described parcel located in the southwestern right-of-way of Green Valley Drive as well as being located S 67 Degrees 17 Minutes 06 Seconds W 57.33 feet from a manhole and furthermore being located N 87 Degrees 35 Minutes 29 Seconds W 153.81 feet from a GPS Base Point having State Plane Coordinates of Northing 626874 17 Easting 1736621 97; thence going with the said right-of-way along a curve having an arc length of 62.02 feet, with a radius of 50.00 feet, and a chord of South 66 Degrees 27 Minutes 22 Seconds East 58.12 feet; thence along a curve having an arc length of 58.56 feet, with a radius of 100.01 feet, and a chord of South 85 Degrees 20 Minutes 47 Seconds East 57.73 feet to a 5/8" rebar (found) being noted as CRN #2 and having State Plane Coordinates of Northing 626852.74 Easting 1736579.11; thence leaving Green Valley Drive and going with the Eric S. Jenkins and Kaycee V. Jenkins property being Lot #106 of Oak Hill Estates Section I South 21 Degrees 29 Minutes 49 Seconds West 224.76 feet to a 1/2" rebar (found); thence leaving Jenkins and going with the 320 Sycamore Trust property being Lot #105 of Oak Hill Estates Section II South 83 Degrees 20 Minutes 23 Seconds West 163.82 feet to a 1/2" rebar (found); thence leaving 320 Sycamore Trust and going with the Micah James Horton and Colson Horton property being Lot #104 of Oak Hill Estates Section II South 82 Degrees 39 Minutes 14 Seconds West 172.13 feet to a concrete monument being noted as CRN #3 and having State Plane Coordinates of

KBL

Northing 626602.60 Eastıng 1736163.32; thence leaving Horton and going with the State of Tennessee property North 18 Degrees 18 Minutes 27 Seconds West 85.95 feet to a 5/8" rebar (found) being noted as CRN #4 and havıng State Plane Coordinates of Northing 626684.20 Easting 1736136.32; thence leaving the State of Tennessee property and going wıth the Matthew Ernest Whiteley and Monika Sofia Whıteley property being Lot #108 of Oak Hill Estates Section II North 59 Degrees 23 Minutes 14 Seconds East 385.74 feet to the begınning being 1.56 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 29 October 2024.

Note· The above-described property ıs subject to a 10-foot-wide utility easement as noted in Plat Book 4460 Page 38 as recorded in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to R. R. Harris, Jr., Trustee by Warranty Deed from John B. Downey, Trustee the R. R. Harrıs, Sr. Trust of record in Book 4555, Page 156 Register's Office for Davidson County, Tennessee, dated November 18, 1971 and recorded on November 22, 1971.

Beıng the same property in which an interest was conveyed to Robert R. Harrıs, Jr., Gail H. Neely, and F. Annette Cox by Quıtclaim Deed from R. R. Harrıs, Jr. Trustee of record in Instrument Number 20090504-0040199 Register's Office for Davidson County, Tennessee, dated April 15, 2009 and recorded on May 4, 2009.

Beıng the same property conveyed to Frances Annette Cox, solely as Trustee of the Frances Annette Cox Revocable Trust by Quıtclaim Deed from F. Annette Cox a/k/a Frances Annette Cox, married woman, of record in Instrument Number 20150518-0045327 Register's Office for Davıdson County, Tennessee, dated May 12, 2015 and recorded on May 18, 2015.

Robert R. Harris, Jr. died March 29, 2017, death certificate recorded in Instrument Number 20171221-0130045, Register's Office for Davidson County, Tennessee.

Affıdavit of Heirship and Certificate of Trusts of record in Instrument Number 20190501-0040629, Regıster's Office for Davidson County, Tennessee.

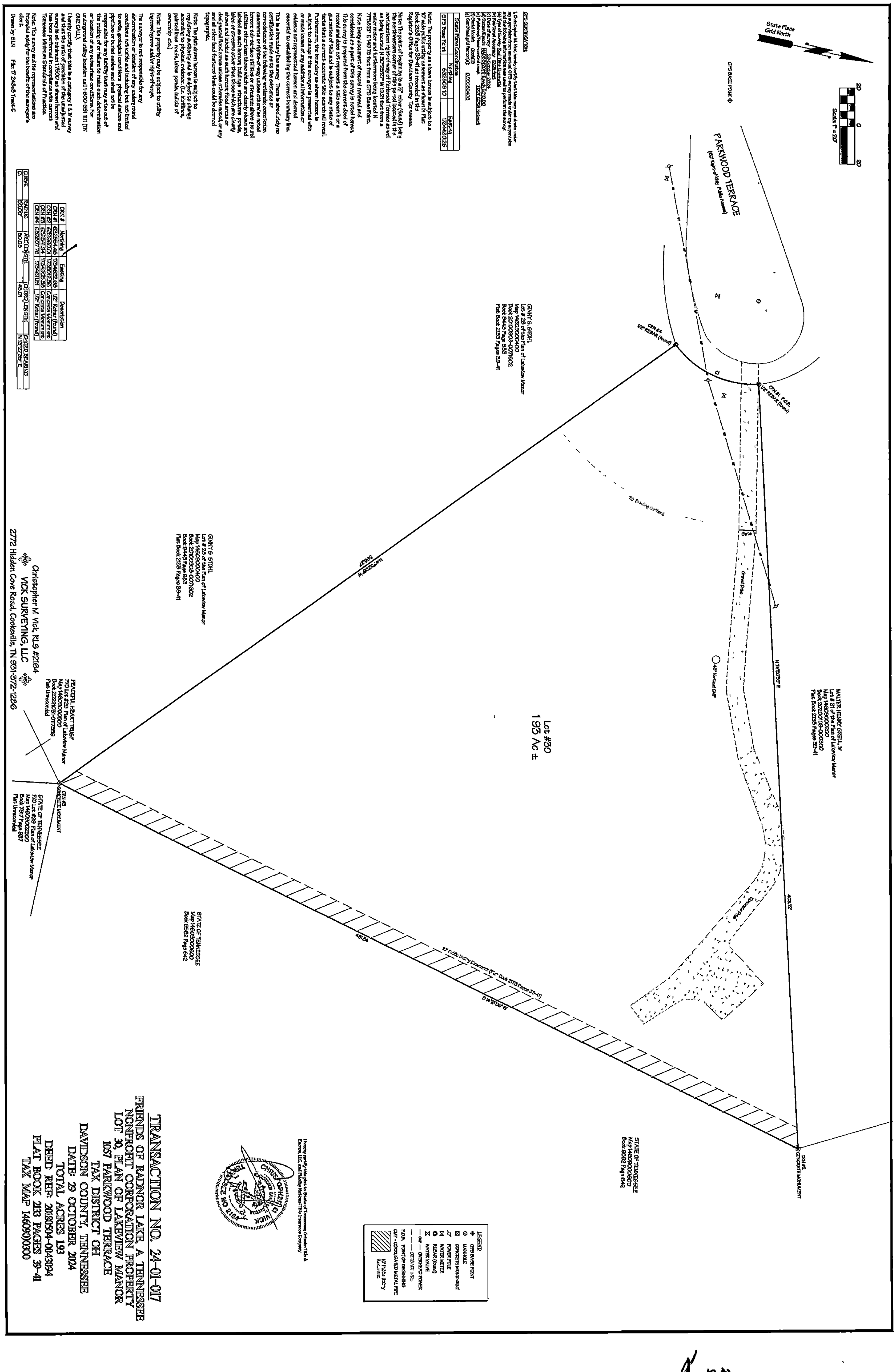
Beıng the same property conveyed to Friends of Radnor Lake, Inc. by Warranty Deed from Gail Neely, Frances Annette Cox, Trustee of the Frances Annette Cox Revocable Trust, Peggy Harris and Charles Matthews as heırs at law of R R Harris, Sr. and/or Rollow A. Harris of record in Instrument Number 20190501-0040630 Register's Office for Davidson County, Tennessee, dated Aprıl 29, 2019 and recorded on May 1, 2019, as corrected to show the grantee's name as Friends of Radnor Lake, Inc., a Tennessee non-profıt corporation by Scrivener's Affıdavit of record ın Instrument No. 20241203-0093739, Regıster's Office for Davidson County, Tennessee and further as corrected to show grantee's name as Friends of Radnor Lake, a Tennessee nonprofit corporation by Scrivener's Affidavit ın Instrument No. 20250124-0005606, Register's Office for Davidson County, Tennessee.

RBC

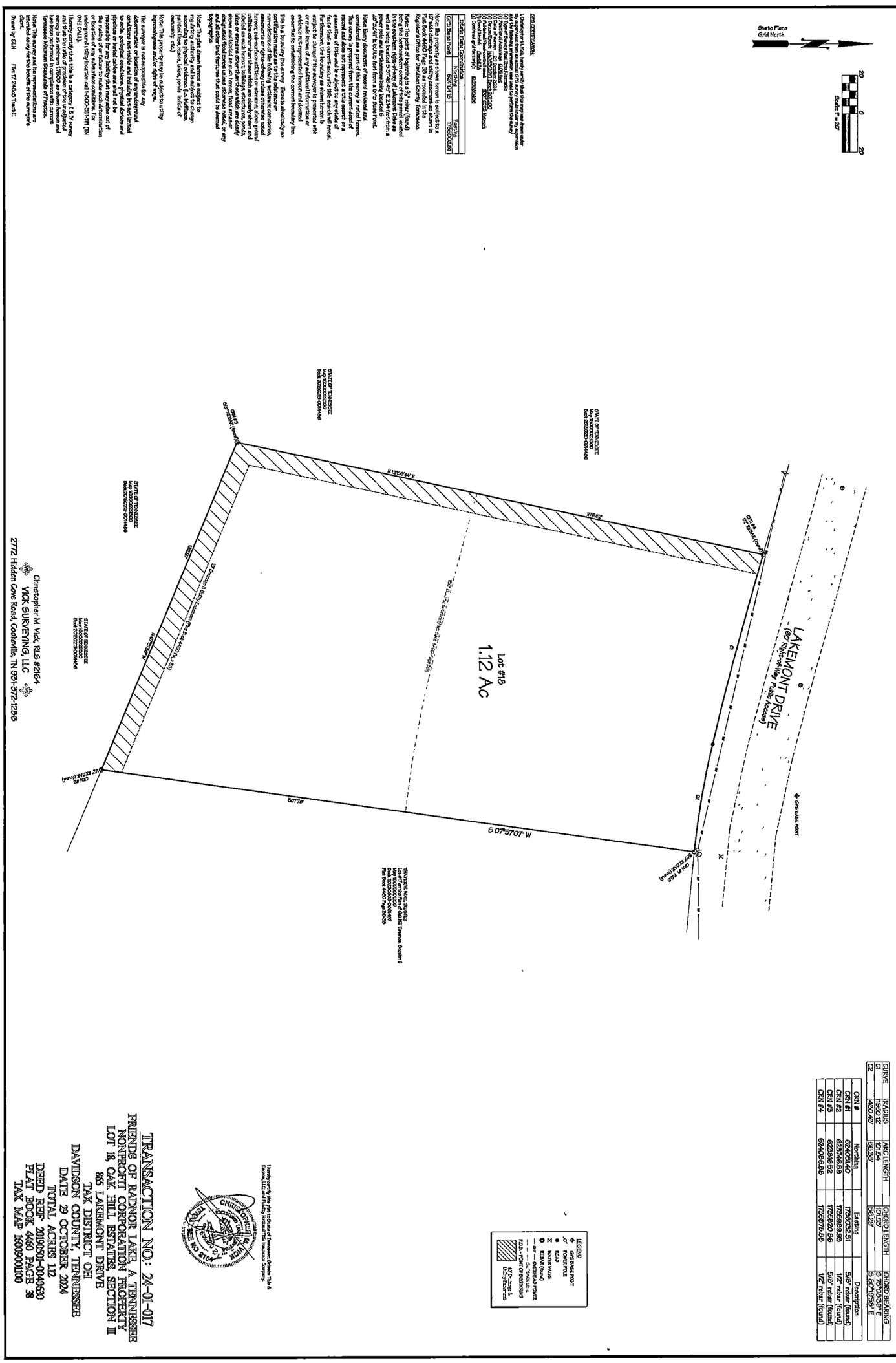
Exhibit B
Transaction Number 24-01-017
Permitted Encumbrances

1. Taxes for the year 2025 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 2133, Page(s) 39, 40 and 41, in the Register's Office for Davidson County, Tennessee. (Tract I)
3. Subject to all matters shown on the Plan of record in Plat Book 4460, Page(s) 36, 37 and 38, in the Register's Office for Davidson County, Tennessee. (Tract II)

COLLECTIVELY EXHIBIT C
TRANSACTION NUMBER 24-01-017



COLLECTIVELY EXHIBIT C
TRANSACTION NUMBER 24-01-017



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1990.12'	101.59'	101.59'	S 79°09'39" E
C2	430.43'	56.39'	56.39'	S 80°19'59" E

	Northing	Easting	Description
CRN #1	624051.40	1756232.51	5/8" rebar (found)
CRN #2	623746.59	1756998.93	1/2" rebar (found)
CRN #3	623416.92	1756830.96	5/8" rebar (found)
CRN #4	624096.86	1756176.35	1/2" rebar (found)

LEGEND
- GPS BASE POINT
- FOUND POLE
- WATER VALVE
- REBAR (found)
- OVERHEAD POWER
- 50' BUILDING SETBACK LINE
- 100' FLOOD ZONE AE

I hereby certify title to the fee simple interest in the property shown hereon to Friends of Tennessee Caverns Trust & Sanctuary, LLC and Fidelity National Title Insurance Company.

TRANSACTION NO: 24-01-017
FRIENDS OF RADNOR LAKE, A TENNESSEE NONPROFIT CORPORATION PROPERTY
LOT 18, OAK HILL ESTATES, SECTION II
865 LAKEMONT DRIVE
TAX DISTRICT 9H
DAVIDSON COUNTY, TENNESSEE
DATE 29 OCTOBER 2024
TOTAL ACRES 1.12
DEED REF: 20190501-0040530
PLAT BOOK 4460 PAGE 38
TAX MAP 160090100

A rec

COLLECTIVELY EXHIBIT C
TRANSACTION NUMBER 24-01-017

