SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1248480
03/20/2025 11 04 10 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDWARRSP
5 pgs

20250320-0020385

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing transfer is exempt from payment of recordation tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

Subscribed and sworn to before me, this the 20th day of March, 2025.

Notary Public

My Commission Expires

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Government of Nashville–Davidson County Attn. Director of Law 108 Metropolitan Courthouse Nashville, TN 37201	07105030000	SAME AS OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE AMERICAN BAPTIST THEOLOGICAL SEMINARY, dba American Baptist College,** herein referred to as "**Grantor**") has this day bargained and sold and, by these presents, does hereby transfer and convey unto the **METROPOLITAN GOVERNMENT OF NASHVILLE–DAVIDSON COUNTY** (herein referred to as "**Grantee**"), and its successors and assigns, forever, the land located in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto (the "**Land**") and incorporated herein, together with all buildings, structures and other improvements of any and every nature located on the Land and all Grantor's rights, privileges, and easements appurtenant to and/or serving the same (collectively, the "**Property**").

The Property is improved property that is currently municipally known as Parcel Number 07105030000, Nashville, Davidson County, Tennessee 37207.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the limitations, restrictions and/or encumbrances set forth on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Exceptions**")

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Dated Effective as of the 18th day of March, 2025.

[*Signature page follows*]

[*Signature pages to Special Warranty Deed*]

GRANTOR:

THE AMERICAN BAPTIST THEOLOGICAL SEMINARY

By: Forrest E Harris pSD

Name: Forrest E. Harris, Sr.

Title. President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Carpenter, a Notary Public for the state and county aforesaid, Forrest E. Harris, Sr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of THE AMERICAN BAPTIST THEOLOGICAL SEMINARY, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as its President

WITNESS my hand and seal at office this 14th day of February, 2025.

Mary A Carpenter
NOTARY PUBLIC

MARY A. CARPENTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: _____

EXHIBIT A

Description of Land

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat - Partition - American Baptist Theological Seminary, of record in Instrument No 202501310007405, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to The American Baptist Theological Seminary, a Tennessee nonprofit corporation, by Deed from Frank S. Page, as President of the Executive Committee of the Southern Baptist Convention, a Tennessee nonprofit corporation, for and on behalf of the Southern Baptist Convention, a Georgia nonprofit corporation, of record in Instrument No. 201103010016367, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All real estate taxes and assessments for 2025 and future years, the liens for such future years yet due and payable.

2. All matters that would be disclosed by an accurate and complete land survey of the Property and not shown by the public records.

3. All matters shown on plat(s) of record in Book 19, Page 504, and Instrument No. 202501310007405, in the Register's Office of Davidson County, Tennessee.

4. Flowage Easement contained in Deed of recorded in Book 2204, Page 409, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Right of Way Agreement, by and between The Holding Board of the American Baptist Theological Seminary and Nashville Gas Company, a Tennessee Corporation, of record in Book 5058, Page 272, in the Register's Office of Davidson County, Tennessee.

6 Terms and provisions of Agreement for Dedication of Easement for a Temporary Sanitary Sewer, by and between Holding Board of the American Baptist Theological Seminary, Inc. and Riverside Hospital and Sanitarium, Inc., of record in Book 6026, Page 534, in the Register's Office of Davidson County, Tennessee

7. Terms and provisions of Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage, by and between The American Baptist Theological Seminary and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6581, Page 218, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between The American Baptist Theological Seminary and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6581, Page 221, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Cross-Easement Agreement, by and between The National Baptist Convention of the United States of America and The American Baptist Theological Seminary, of record in Book 7511, Page 551, in the Register's Office of Davidson County, Tennessee.

10. Matters contained in Deed of recorded in Book 8333, Page 870, in the Register's Office of Davidson County, Tennessee

11. Grant of Easement from The American Baptist Theological Seminary to Comcast of Nashville I, LLC, of record in Instrument No 201505050040557, in the Register's Office of Davidson County, Tennessee.