Karen Johnson Davidson County
Batch# 1260350 DEEDWARRSP
04/15/2025 03:29:30 PM 6 pgs
Fees: $33.00 Taxes: $8,695.00
20250415-0028856

SPECIAL WARRANTY DEED

FROM: Dialysis Clinic, Inc.,
Grantor

TO: Tennessee Wildlife Federation Foundation, Inc.,
Grantee

This instrument was prepared by:
William G. Brown
Dialysis Clinic, Inc.
1633 Church Street, Suite 500
Nashville, Tennessee 37204

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
Tennessee Wildlife Federation Foundation, Inc. 300 Orlando Avenue Nashville, TN 37209-3200	SAME	091-14-0-205.00, 091-14-0-206.00, 091-14-0-261.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Fifty Thousand and 00/100 Dollars ($2,350,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of April, 2025.

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

Notary Public

My Commission Expires: 07-18-2028

FOR AND IN CONSIDERATION OF the sum of TWO MILLION THREE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS ($2,350,000.00), the receipt and sufficiency of which are hereby acknowledged, Dialysis Clinic, Inc., a Tennessee nonprofit corporation ("Grantor"),

has bargained and sold, and by these presents does transfer and convey unto Tennessee Wildlife Federation Foundation, Inc., a public benefit non-profit forporation of the State of Tennessee ("Grantee") a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is propertyimproved known as 238, 240, and 242 Orlando Avenue, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor does covenant and bind Grantor, to warrant and forever defend the title to the Property to Grantee, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Remainder of page intentionally left blank. Signature page follows.]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Witness my hand this 14 day of April, 2025.

GRANTOR:

Dialysis Clinic, Inc., a Tennessee nonprofit corporation

By: _____

Donovan Schultz, President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donovan Schultz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged such person to be the President of Dialysis Clinic, Inc., a Tennessee nonprofit corporation, the within named bargainor, and further acknowledged that such person executed the foregoing instrument on behalf of Dialysis Clinic, Inc. for the purposes therein contained.

Witness my hand and official seal on this the 14th day of April, 2025:

_____
NOTARY PUBLIC

My Commission Expires: 4/11/2026

WILLIAM BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires APRIL 11, 2026

EXHIBIT A

Property Description

238 and 240 Orlando Avenue (Map 91-14, Parcels 205 and 206)

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4, on the plan of Resubdivision of Lot 8 and part of Lot 9, Map of W. A. Hinton's Subdivision of Lots 15 and 29 of the C. C. Vernon Farm, as shown on plat of record in Plat Book 6900, page 754, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Dialysis Clinic, Inc., a Tennessee not for profit corporation, by deed from James F. Holt, Jr. by deed of record in Book 10718, page 96, Register's Office for Davidson County, Tennessee.

242 Orlando Avenue (Map 91-14, Parcels 261)

Land in Davidson County, Tennessee, being Lot No. 2, in the Resubdivision of Lots 8 and 9, Map of W. A. Hinton's Subdivision of Lots 15 and 29 of the C. C. Vernon Farm as of record in Plat Book 6900, page 754, Register's office for Davidson County, Tennessee, and more particularly described as follows:
Commencing with the easterly right of way margin of Orlando Avenue and the southwesterly comer of the John T. Robertson property as of record in Deed Book 1274, page 218, Register's Office for Davidson County, Tennessee; thence with said margin S 16 deg. 19' 49" E 50.0 feet to a point, the point of beginning; thence leaving said margin N 74 deg. 27' 51" E 289.91 feet to a point in the center line of Richland Creek; thence with the said center line S 8 deg. 49' 24" E 50.42 feet to a point; thence S 74 deg. 28' 41" W 283.32 feet to a point in the easterly margin of Orlando Avenue; thence with said margin and with a curve to the left having a radius of 677.0 feet and a length of 50.0 feet to the point of beginning.
Being the same property conveyed to Dialysis Clinic, Inc. by deed from Gary Gober and wife, Diane Gober, of record in Book 10718, page 93, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-14-0-205.00 (Tract 1), 091-14-0-206.00 (Tract 1) and 091-14-0-261.00 (Tract 2)

2. Any state of facts and conditions as an accurate survey and personal inspection of the Property would disclose.

3. Applicable zoning ordinances and regulations, public utility easements, railroad rights-of-way, rights-of-way for public roads, building restrictions and setback lines.

4. Matters shown on the Plan of record in Plat Book 6900, page 754, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4017, page 363, said Register's Office.

6. Easement for the flow of the water of Richland Creek and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of Richland Creek, free from diminution or pollution.

8. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Richland Creek.

9. Title to that portion of the land lying below the ordinary low water mark of Richland Creek.

Certificate of Authenticity

I, Valerie Matlock, 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 04-14-2025.

Date

Valerie Matlock

Affiant Signature

04-15-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2025

Date

Notary's Seal (if on paper)