Karen Johnson Davidson County
Batch# 1270779 DEEDWARR
05/08/2025 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $25,900.00
20250508-0036106

This Instrument Was Prepared By:

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Nashville, Tennessee 37201
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2025.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
The Rector, Wardens and Vestrymen of St. George's Parish 4715 Harding Pike Nashville, TN 37205	New Owner	116-03-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RUTH ROBERTS COWAN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey, unto **THE RECTOR, WARDENS AND VESTRYMEN OF ST. GEORGE'S PARISH**, a nonprofit corporation organized under the laws of the State of Tennessee, hereinafter called the Grantee, its successors and assigns, to be held subject to the Charter, Constitution and Canons of The Convention

of The Protestant Episcopal Church in the Diocese of Tennessee, a corporation. a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, and being more particularly described according to a survey by Barge, Waggoner & Sumner, Inc., January 15, 1965, as follows:

Beginning at a point in the southerly margin of Harding Pike (formerly Harding Road), said point being the northeast corner of Belle Meade City Hall property (Book 1876, page 357, Register's Office for Davidson County, Tennessee); thence North 43° 43' 30" East 508.56 feet with said margin of Harding Pike to a point; thence southeasterly 92.23 feet with a curve to the right having a radius of 50.00 feet, a central angle of 105° 41' 30" to a point in the westerly margin of Lynwood Boulevard; thence South 30° 35' East 743.04 feet with said margin of Lynwood Boulevard to a point; thence southerly 62.95 feet with a curve to the right having a radius of 548.70 feet, a central angle of 6° 34' 24" to a point in the proposed northerly margin of a road; thence southwesterly 64.44 feet with said proposed road margin and a curve to the right having a radius of 50.00 feet, a central angle of 73° 50' 36" to a point; thence south 49° 50' west 164.94 feet continuing with said proposed road margin to a point; thence westerly 168.47 feet with a curve to the right having a radius of 300.00 feet, a central angle of 32° 10' 30" to a point in said proposed road margin; thence North 42° 09' 41" West 375.38 feet to a point; thence North 44° 53' West 284.50 feet to a point, the southeast corner of Belle Meade City Hall property; thence North 46° 06' 29" West 130 feet to the point of beginning, containing 9.09 acres, more or less.

Being the same property conveyed to Donald Cowan and wife, Mildred Cowan, by deed from The Vanderbilt University, of record in Book 4052, page 190, dated August 22, 1966, Register's Office for Davidson County, Tennessee.

Mildred Cowan conveyed her interest in said property to Donald Cowan, by Quitclaim Deed of record in Book 7803, page 575, dated March 27, 1989, said Register's Office.

Donald Cowan conveyed his interest in said property to Donald Cowan and wife, Ruth Roberts Cowan, by Quitclaim Deed of record in Book 8164, page 253, dated July 31, 1990, said Register's Office.

Donald Cowan died on or about November 27, 2018, leaving Ruth Roberts Cowan as the surviving tenant by the entirety.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 105 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of May, 2025.

Ruth Roberts Cowan

RUTH ROBERTS COWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH ROBERTS COWAN, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 7th day of May, 2025.

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEP 2025

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/7/25 (date of document).

Affiant Signature

5/8/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of May, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

