Karen Johnson Davidson County
Batch# 1279406 DEEDWARR
05/29/2025 03:47:30 PM 6 pgs
Fees: $33.00 Taxes: $10,317.45
20250529-0042291

GENERAL WARRANTY DEED

FROM: KEY INVESTMENTS II, INC,
(formerly known as Key Investments, Inc.)
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: FRIENDS OF RADNOR LAKE
Grantee

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:
Friends of Radnor Lake 1160 Otter Creek Road Nashville, Tennessee, 372220	[New Owner]	159-00-0-243.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,788,500.00.

AMANDA H WEEKS-GEVEDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of May, 2025.

Notary Public

My Commission Expires: August 12, 2028

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, KEY INVESTMENTS II, INC., a Tennessee corporation, formerly known as Key Investments, Inc. a Tennessee corporation

("Grantor"), has bargained and sold, and by these presents does transfer and convey unto FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, that 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 (the "Property").

The Property is unimproved property located off of Old Hickory Boulevard, Davidson County, Tennessee .

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, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, 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 whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Remainder of page intentionally left blank. Signature on following page]

Witness my hand this 29 day of May, 2025.

KEY INVESTMENTS II, INC., formerly known as Key Investments, Inc., a Tennessee corporation

By: James Sochovka

Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Amanda H Weeks-Geveden, a Notary Public of said County and State, personally appeared James Sochovka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and CEO (or other officer authorized to execute the instrument) of KEY, INVESTMENTS II, INC (formerly known as Key Investments, Inc., a Tennessee corporation), the within named bargainor, a Tennessee corporation, and that he as such President and CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

Witness my hand and seal, at Office in Brentwood Williamson County, TN, this 29 day of May, 2025

Amanda H Weeks-Geveden

Notary Public

My Commission Expires: August 12, 2029

AMANDA H WEEKS-GEVEDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal description of Property

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY. TENNESSEE, A PORTION OF TAX MAP 159, PARCEL 243 TO BE CONVEYED TO FRIENDS OF RADNOR LAKE FOR RADNOR WILDLIFE MANAGEMENT AREA AND BEING PROPERTY OF KEY INVESTMENTS II, INC. OF RECORD IN INSTRUMENT NO. 20231113-0088465 AND DEED BOOK 10294, PAGE 410, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF N: 622519.3771, E:.1733022 .3038, AND BEING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE COMMON CORNER WITH LOT 7 INSTR. NO. 20070821-0099872, PARCEL 7.00, PROPERTY OF JOANN MACKAYE LAND TRUST OF RECORD IN INSTRU. NO. 20190508-0042958, LOT 2 WOODWORD HILLS OF RECORD IN INSTR. NO. 20070821-0099872, PARCEL 100, PROPERTY OF GARDNER OF RECORD IN INSTR, NO. 20170127-0009226 AND LOT 1 OF INSTRU. NO. 20240917-0071815, PROPERTY OF STATE OF TENNESSEE, OF RECORD IN INSTRU. NO. 20231113-0088465, THENCE WITH SAID STATE OF TENNESSEE PROPERTY, NORTH 46 DEGREES 05 MINUTES 44 SECONDS EAST, 719.68 FEET TO AN IRON PIN OLD WITH SPC OF N:623018.4432 AND E:1 733540.8289 TO AN IRON PIN OLD AND COMMON CORNER WITH STATE OF TENNESSEE PROPERTY OF RECORD IN DEED BOOK 10294, PAGE 407 AND WITH LOT 2 BOKOR HEIGHTS, SECTION 3 OF RECORD IN INSTRUMENT NO. 20161006-0105757, PROPERTY OF COULTER OF RECORD IN INSTRUMENT NO. 20040108-0003067; THENCE SOUTH 08 DEGREES 21 MINUTES, 49 SECONDS WEST 74.86 FEET TO AN IRON PIN OLD AND CORNER WITH LOT 2 SAID BOKOR HEIGHTS, SECTION 3 PROPERTY OF GRAHAM OF RECORD IN INSTRUMENT NO. 20130403-0032628; THENCE SOUTH 08 DEGREES 24 MINUTES 55 SECONDS, 275.25 FEET TO AN IRON PIN OLD AND CORNER WITH NASHVILLE KOREAN UMC OF RECORD IN INSTRUMENT NO. 20041129-0141404 AND BEING LOT 1 OF NASHVILLE KOREAN UMC OF RECORD IN INSTRUMENT NO. 20080310-0023944; THENCE SOUTH 08 DEGREES 54 MINUTES 54 SECONDS WEST 849.12 FEET TO AN IRON PIN OLD AND CORNER WITH NASHVILLE KOREAN UMC PROPERTY OF RECORD IN INSTRUMENT NO. 20120104-0000650 AND LOT 2 OF INDIAN HILLS SUBDIVISION OF RECORD IN PLAT BOOK 2663, PAGE 21; THENCE NORTH 82 DEGREES 07 MINUTES 39 SECONDS WEST, 189.25 FEET TO THE EDGE OF AUTUMN WAY RIGHT-OF-WAY NOT DEVELOPED; THENCE NORTH 82 DEGREES 07 MINUTES 39 SECONDS WEST 25.58 FEET; THENCE SOUTH 07 DEGREES 52 MINUTES 28 SECONDS WEST 12.05 FEET; THENCE NORTH 81 DEGREES 46 MINUTES 00 SECONDS WEST 25.02 FEET TO THE CORNER OF LOT 1 INDIAN HILLS SUBDIVISION, PROPERTY OF DEGRYSE OF RECORD IN INSTRUMENT NO. 20110823-0065154 AND CONTINUING ANOTHER 188.87 FEET TO THE SUBJECT PROPERTY SOUTHWEST CORNER AND IN THE EAST LINE OF LOT 2 WOODWARD HILLS OF RECORD IN INSTRUMENT NO. 20070821-0099872, PROPERTY OF GARDNER OF RECORD IN INSTRUMENT NO. 20170127-0009226; THENCE NORTH 08 DEGREES 01 MINUTE 23 SECONDS EAST, 569.54' TO THE POINT OF BEGINNING AND CONTAINING 368,429 SQUARE FEET OR 8.458 ACRES. MORE OR LESS, ACCORDING TO A SURVEY BY WOLD A.E., MICHAEL R. WILLIAMS, TN RLS #1906, DATED 04-30-2025, PROJECT NO. 257359.

Being a portion of the same property conveyed to Key Investment, Inc. by Quitclaim deed from State of Tennessee, Acting by the Commissioner of Finance and Administration, with Approval of The Governor and The Attorney General, Acting Under the Authority of Section 12-2-112, Tennessee Code Annotated of record in Book 10294, page 410, Register's Office for Davidson County, Tennessee, dated September 06, 1996 and recorded on December 18, 1996.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2025 constitute a lien but are not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20240917-0071815, Register's Office for Davidson County, TN.

3. Application for Greenbelt Assessment –Agricultural of record in Book 10480, page 871, said Register's Office.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 05/29/2025 (date of document).

J Spruill

Affiant Signature

05/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of May, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

