WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

G-AJ-25-780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1292496 **DEEDWARR**
07/01/2025 03:12:08 PM 2 pgs
Fees: $13.00 Taxes: $18,500.00

20250701-0051990

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Father Ryan High School, Inc.	**same as new owner**	
(NAME)	(NAME)	**132-03-0-004.00**
780 Norwood Drive	**700 Norwood Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW CALDWELL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FATHER RYAN HIGH SCHOOL, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-W1T:

Land in Davidson County, Tennessee, being a certain tract or parcel of land, known as Lot No. 5 of Mrs. W. G. Kennon's Subdivision, Part of 36 3/10 Acre Tract John Thompson Estate, of record in Book 1130, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made and more fully described as follows:

Beginning on the northerly' margin of Norwood Drive, formerly West Norwood Drive, at the southeast corner of Lot No, 4 of said Subdivision and proceeding North 8 degrees 3 minutes West 360 feet along the easterly boundary of said Lot No, 4 to a point; thence North 81 degrees 34 minutes East 360 feet to a point; thence South 9 degrees East 375 feet to a point on the northerly margin of said Norwood Drive; thence 368 1/2 feet along the curve in the northerly margin of said Norwood Drive to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Andrew Caldwell and wife Mary Beth Caldwell by Warranty Deed from Carol K. Dick and husband William W. Dick III of record in Instrument No. 20080819-0085204 Register's Office for Davidson County, Tennessee, dated August 18, 2008 and recorded on August 19, 2008.

Being the same property conveyed to Andrew Caldwell by Quitclaim Deed fromAndrew Caldwell and Mary Beth Caldwell recorded June 30, 2025 of record in Instrument No. 20250630-0051211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 6, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.
- THIS CONVEYANCE IS ALSO SUBJECT TO THE CODE OF CANON LAW AND THE STATUTES AND NORMS OF THE CATHOLIC DIOCESE OF NASHVILLE.

This is **improved** property known as: **780 Norwood Drive, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st DAY OF JULY, 2025.

Andrew Caldwell by Adam Jefferson, Attorney in fact

Andrew Caldwell by Adam Jefferson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANDREW CALDWELL,* and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW CALDWELL. *as his attorney in Fact

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212