Karen Johnson
Batch # 1351433
11/26/2025 10 57 38 AM
Fees $33 00 Taxes $197 95

Davidson County
DEEDWARRSP
6 pgs

20251126-0094452

Special Warranty Deed

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $53,500 00 Affiant Subscribed and sworn to before me, this the 25 day of November, 2025 Notary Public My commission expires 7/3/28

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Battle of Nashville Trust, Inc 4700 Lealand Ln Nashville, TN 37220	New Owner	13111006000

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, THE TENNESSEE HISTORICAL SOCIETY, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto BATTLE OF NASHVILLE TRUST, INC , a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto ("Property"). This is unimproved property, known as 0 Benton Smith Rd, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

This conveyance is expressly made subject to the Deed Restrictions set forth on Exhibit C attached hereto and made a part hereof for all purposes.

Grantor further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 25 day of November, 2025.

GRANTOR:

THE TENNESSEE HISTORICAL SOCIETY,
a Tennessee corporation

By: Anna Durham Windrow
Name: Anna Durham Windrow
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anna Durham Windrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of The Tennessee Historical Society, the within named bargainor, a Tennessee corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of November, 2025.

Patti Rocha
NOTARY PUBLIC

My Commission Expires: 1-22-29

PATTI ROCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

Exhibit A

Legal Description

All that tract of land in Davidson County, Tennessee, being marked "Reserved" on the Plan of Section One, Seven Hills Subdivision, of record in Book 2133, Page 81 and 82, of the Register's Office for said County, lying East of Lots Nos. 8 to 11 and West of Lots Nos 15 to 18 both inclusive on said plan, and described as follows:

Beginning at a point, a concrete monument at the common corner of Lots No 11, 12, 13 and 15, thence along the Westerly line of Lots Nos. 15 and 16, Southeasterly 264 feet to the corner of Lot No 17, thence with the line of Lot No. 17 Southwesterly 170 feet to a corner of Lot No. 18; thence with the line of Lot No. 18, Southwesterly 221 6 feet to a concrete monument in the South line of said Subdivision; thence with the line of the same Westerly 116 feet to the Southeast corner of Lot No 8; thence with the East line of Lots No. 8, 9 and 10, Northerly 374.2 feet to a concrete monument, and continuing with the Easterly line of Lot No 10, and along the Easterly line of Lot No. 11, Northeasterly 265 feet to the point of beginning, together with an easement 10 feet wide lying along the North line of Lot No. 17, of said Subdivision, running from the Westerly margin of Benton Smith Road to the East line of the tract above described.

Being the same property conveyed to The Tennessee Historical Society, a Tennessee Corporation by Warranty Deed from Woodhaven Homes, Inc , a corporation of record in Book 2700, page 349, Register's Office for Davidson County, Tennessee, dated January 19, 1956 and recorded on October 11, 1957.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 81 and Book 2133, Page 82, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2249, Page 192, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Terms, Conditions, Easements and Restrictions of record in Book 2700, Page 349, in the Register's Office for Davidson County, Tennessee.

5. Easement in favor of Nashville Suburban Utility District of record in Book 2333, Page 263, in the Register's Office for Davidson County, Tennessee.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the Property

Exhibit C

Deed Restrictions

The Property shall forever be used solely as a battlefield and educational site.