Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 22nd Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 16000001100 And Portion of 14512003700	TAX EXEMPT
This instrument prepared by and return to: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson
Batch # 1371656
01/22/2026 09:48:24 AM
Fees: $37.00 Taxes: $0.00

Davidson County
DEEDWARR
7 pgs

20260122-0005207

WARRANTY DEED

TRANSACTION NUMBER 24-09-010

FOR AND IN CONSIDERATION of a donation in fee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** ("Grantor"), does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes will be assessed pursuant to T.C.A.§ 67-04-409(j)(5).

This is unimproved property located at 802 Old Hickory Blvd. Brentwood, Davidson County, Tennessee and 0 Clonmel Road in Nashville, Davidson County, Tennessee 37220 containing 10.27 acres more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, ~~is~~ $0.00. State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 15th day of January 2026.

Notary Public

My Commission expires:

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

WITNESS, this 15th day of January 2026.

FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation

BY: Nan Adams, Vice President

Nan Adams, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of January 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nan Adams with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Vice-President respectively of the F**RIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** the within named bargainor, a corporation, and that she as such Vice-President being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nan Adams as such Vice-President.

Witness my hand and official seal on this the 15th day of January 2026.

Notary Public

Commission Expires:

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Exhibit A

Exhibit A

Tract 1:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 4" Concrete Monument found having a Tennessee State Plane Coordinate of N:632,743.92' & E:1,732,503.36' and being a common corner with the STATE OF TENNESSEE (DB-20180202 0010912); thence, with FALA - Lot 46 LAKEVIEW MANOR (DB-20230421 0029687) North 06 Degrees 59 Minutes 38 Seconds West a distance of 192.95 feet to a 4" Concrete Monument found; thence, with DRAKE - Lot 47 LAKEVIEW MANOR (DB-20110705 0051301) North 02 Degrees 04 Minutes 26 Seconds East a distance of 192.98 feet to a 4" Concrete Monument found, North 37 Degrees 55 Minutes 57 Seconds East a distance of 63.42 feet to a 4" Concrete Monument found and North 50 Degrees 33 Minutes 39 Seconds East a distance of 152.86 feet to a 4" Concrete Monument found; thence, with MARIANNE W. BINGHAM (QC-00007878 0000018) North 52 Degrees 21 Minutes 39 Seconds East a distance of 274.93 feet to a #5 Capped Rebar RLS# 2986 set; thence, with the now boundary of FRIENDS OF RADNOR LAKE South 32 Degrees 36 Minutes 32 Seconds East a distance of 403.45 feet to a #5 Capped Rebar RLS# 2986 set in the boundary of the State of Tennessee; thence, with the STATE OF TENNESSEE (DB-20180202 0010912) South 58 Degrees 00 Minutes 45 Seconds West a distance of 678.70 feet to the Point of Beginning containing 5.01 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on September 9, 2025.

Being a portion of the same property conveyed to John H. Cheek, Jr., and wife, Kathryn Bumgardner Cheek by Warranty Deed from F. N. McNeill, Jr., Executor and Trustee under the Will of Laura Lea Robertson, deceased, of record in Book 1807, Page 457, Register's Office for Davidson County, Tennessee, dated February 2, 1950 and recorded on February 23, 1950.

Being a portion of the same property conveyed to James C. Gooch, Jr. by Quitclaim Deed to Create Tenancy in Common from John H. Cheek, Jr., and wife, Kathryn B. Cheek, of record in Book 11410, Page 343, Register's Office for Davidson County, Tennessee, and within the same deed the said James C. Gooch, Jr. conveyed his interest in the subject property to John H. Cheek, Jr., and wife, Kathryn B. Cheek, as tenants in common. The said John H. Cheek, Jr. having since died and his interest in the subject property passed to the Trustee under the Residuary Clause of the Will filed for Probate on March 6, 2002, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation, by Special Warranty Deed from Kathryn Bumgardner Cheek, individually, Kathryn Bumgardner Cheek and Mellon Bank, N.A., Co-Executors of The Estate of John H. Cheek, Jr., and Mellon Bank, N.A., Trustee of the John H. Cheek, Jr. Revocable Trust dated October 23, 1999 of record in Instrument No. 20030604-0077112, in the Register's Office for Davidson County, Tennessee dated June 2, 2003 and recorded on June 4, 2003.

Tract 2:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a #5 Rebar found having a Tennessee State Plane Coordinate of N:622,380.72' & E:1,736,080.84'and being a common corner with the FRIENDS OF RADNOR LAKE (DB-20250203 0008006) and NASHVILLE KOREAN PRESBYTERIAN CHURCH; thence, with the FRIENDS OF RADNOR LAKE South 26 Degrees 48 Minutes 57 Seconds West a distance of 119.31 feet to a #5 Rebar found and North 84 Degrees 48 Minutes 55 Seconds West a distance of 387.04 feet to a #4 Capped Rebar found; thence, crossing the end of an unnamed/unopened roadway North 84 Degrees 42 Minutes 51 Seconds West a distance of 29.76 feet to as #5 Capped Rebar found near the center of a woods road; thence, with BENJAMIN & REBECAH RICHARDS North 05 Degrees 32 Minutes 24 Seconds East a distance of 60.75 feet to a #5 Capped Rebar found and North 05 Degrees 49 Minutes 35 Seconds East a distance of 462.50 feet to a #5 Capped Rebar found; thence, with the STATE OF TENNESSEE (DB-20241002 0076357) South 80 Degrees 46 Minutes 38 Seconds East a distance of 452.76 feet to a #5 Capped Rebar found; thence, with NASHVILLE KOREAN PRESBYTERIAN CHURCH (DC-20051129 0143374) South 04 Degrees 38 Minutes 37 Seconds West a distance of 380.50 feet to the Point of Beginning containing 5.26 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on September 9, 2025.

Being a portion of the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation, by General Warranty Deed from Peggy Flynn Harris of record in Instrument No. 20171221-0130149, in the Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 21, 2017.

Exhibit B
Transaction Number 24-09-010
Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Subject to all matters shown on the Plan of record in Book 332, Page 146, Register's Office for Davidson County, Tennessee. (as to Tract 1)
3. Subject to all matters shown on the Plan of record in Book 2133, Page 40, Register's Office for Davidson County, Tennessee. (as to Tract 2)
4. Any and all matters as being set out in Deed of record in Book 1678, Page 185; as re-recorded in Book 1680, Page 207, in the Register's Office for Davidson County, Tennessee including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office, 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. (as to Tract 1)
5. Any and all matters as being set out in Warranty Deed of record in Book 1807, Page 457, in the Register's Office for Davidson County, Tennessee including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office, 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. (as to Tract 2)
6. Application for Greenbelt Assessment - Forest of record in Book 9343, Page 403, in the Register's Office for Davidson County, Tennessee. (as to Tract 2)

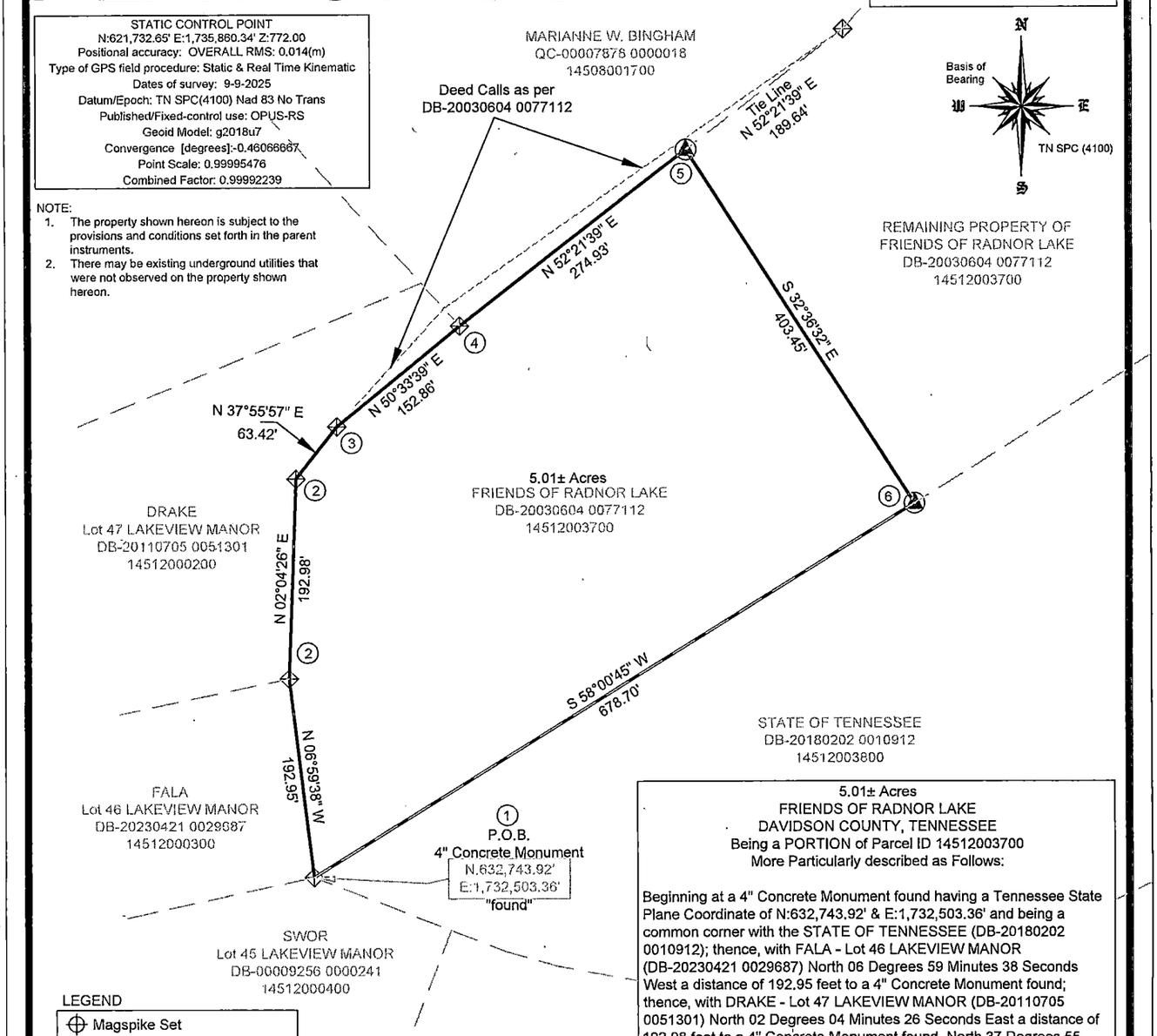
EXHIBIT C
TRANSACTION NUMBER 24-09-010

PLAT OF SURVEY

STATE OF TENNESSEE TRANSACTION NUMBER 24-09-010

STATIC CONTROL POINT
N:621,732.65' E:1,735,860.34' Z:772.00
Positional accuracy: OVERALL RMS: 0.014(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 9-9-2025
Datum/Epoch: TN SPC(4100) Nad 83 No Trans
Published/Fixed-control use: OPUS-RS
Geoid Model: g2018u7
Convergence [degrees]:-0.46066667
Point Scale: 0.99995476
Combined Factor: 0.99992239

NOTE:
1. The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
2. There may be existing underground utilities that were not observed on the property shown hereon.



LEGEND
- Magspike Set
- Capped Rebar "new"
- Monument as Labeled "found"
- Rebar "found"
- Concrete Monument "found"
- Corner Number
- Fence
- Overhead Utilities

BEARING TREES
Corner#
(2) N 53°14'03" E 12.07" 20" Hickory
(2) N 71°27'38" E 8.01" 5" Hickory
(2) N 75°01'28" E 24.39" 5" Maple
(4) N 76°31'57" E 0.56' 11" Hickory
(4) S 29°17'54" W 26.97' 6" Chestnut Oak
(4) S 12°42'02" E 20.61' 8" Hickory
(5) N 88°00'55" E 29.88' 14" Chestnut Oak
(5) S 45°28'45" E 17.12' 11" Hickory
(5) S 28°09'48" W 22.26' 10" Maple
(6) S 61°07'48" W 20.92' 10" Hickory
(6) S 61°07'48" W 20.92' 9" Hickory
(6) S 28°37'33" W 4.16' 8" Hickory

5.01± Acres
FRIENDS OF RADNOR LAKE
DAVIDSON COUNTY, TENNESSEE
Being a PORTION of Parcel ID 14512003700
More Particularly described as Follows:

Beginning at a 4" Concrete Monument found having a Tennessee State Plane Coordinate of N:632,743.92' & E:1,732,503.36' and being a common corner with the STATE OF TENNESSEE (DB-20180202 0010912); thence, with FALA - Lot 46 LAKEVIEW MANOR (DB-20230421 0029687) North 06 Degrees 59 Minutes 38 Seconds West a distance of 192.95 feet to a 4" Concrete Monument found; thence, with DRAKE - Lot 47 LAKEVIEW MANOR (DB-20110705 0051301) North 02 Degrees 04 Minutes 26 Seconds East a distance of 192.98 feet to a 4" Concrete Monument found, North 37 Degrees 55 Minutes 57 Seconds East a distance of 63.42 feet to a 4" Concrete Monument found and North 50 Degrees 33 Minutes 39 Seconds East a distance of 152.86 feet to a 4" Concrete Monument found; thence, with MARIANNE W. BINGHAM (QC-00007878 0000018) North 52 Degrees 21 Minutes 39 Seconds East a distance of 274.93 feet to a #5 Capped Rebar RLS# 2986 set; thence, with the now boundary of FRIENDS OF RADNOR LAKE South 32 Degrees 36 Minutes 32 Seconds East a distance of 403.45 feet to a #5 Capped Rebar RLS# 2986 set in the boundary of the State of Tennessee; thence, with the STATE OF TENNESSEE (DB-20180202 0010912) South 58 Degrees 00 Minutes 45 Seconds West a distance of 678.70 feet to the Point of Beginning containing 5.01 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on September 9, 2025. Prior and Last Deed Reference: DB-20030604 0077112

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

JASON MICHAEL BARRY REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2986

Note: If and when new information is obtained and/or provided to this surveyor this plat is subject to change.

LAND SURVEYING & FORESTRY

3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314

DATE: August 15, 2024	SURVEYED BY: JMB & SWB	DRAWN BY: JMB
SCALE: 1" = 100'		CARLSON BRX7's All Signals
SURVEY FOR: STATE OF TENNESSEE	FILERS: 9-15-2025 Radnor Lake 24-09-010	0 100 200
		SHEET 1 OF 2

EXHIBIT C
TRANSACTION NUMBER 24-09-010
continued

PLAT OF SURVEY

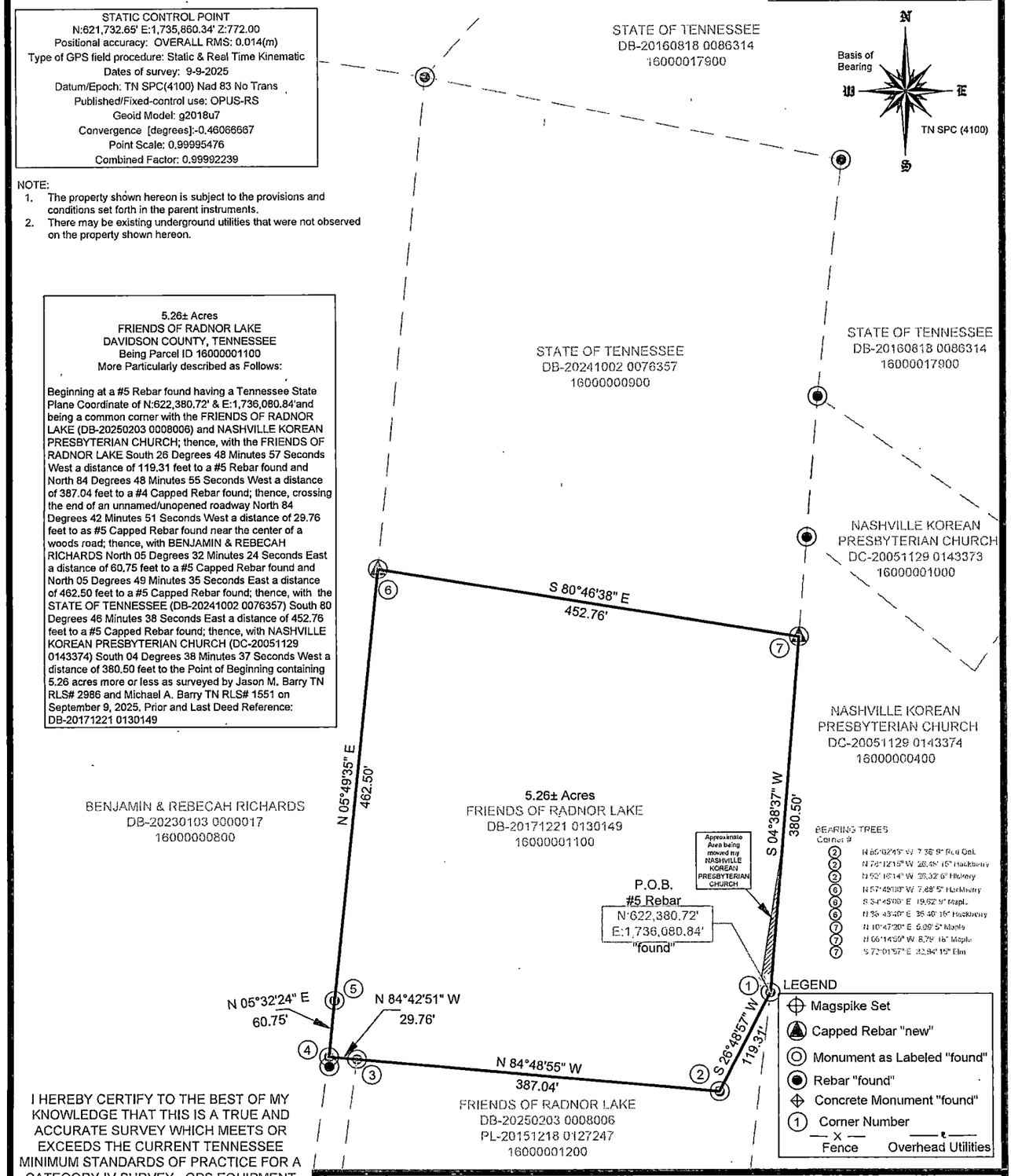
STATE OF TENNESSEE TRANSACTION NUMBER 24-09-010

STATIC CONTROL POINT
N:621,732.65' E:1,735,860.34' Z:772.00
Positional accuracy: OVERALL RMS: 0.014(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 9-9-2025
Datum/Epoch: TN SPC(4100) Nad 83 No Trans
Published/Fixed-control use: OPUS-RS
Geoid Model: g2018u7
Convergence [degrees]:-0.46066667
Point Scale: 0.99995476
Combined Factor: 0.99992239

NOTE:
1. The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
2. There may be existing underground utilities that were not observed on the property shown hereon.

5.26± Acres
FRIENDS OF RADNOR LAKE
DAVIDSON COUNTY, TENNESSEE
Being Parcel ID 16000001100
More Particularly described as Follows:

Beginning at a #5 Rebar found having a Tennessee State Plane Coordinate of N:622,380.72' & E:1,736,080.84'and being a common corner with the FRIENDS OF RADNOR LAKE (DB-20250203 0008006) and NASHVILLE KOREAN PRESBYTERIAN CHURCH; thence, with the FRIENDS OF RADNOR LAKE South 26 Degrees 48 Minutes 57 Seconds West a distance of 119.31 feet to a #5 Rebar found and North 84 Degrees 48 Minutes 55 Seconds West a distance of 387.04 feet to a #4 Capped Rebar found; thence, crossing the end of an unnamed/unopened roadway North 84 Degrees 42 Minutes 51 Seconds West a distance of 29.76 feet to as #5 Capped Rebar found near the center of a woods road; thence, with BENJAMIN & REBECAH RICHARDS North 05 Degrees 32 Minutes 24 Seconds East a distance of 60.75 feet to a #5 Capped Rebar found and North 05 Degrees 49 Minutes 35 Seconds East a distance of 462.50 feet to a #5 Capped Rebar found; thence, with the STATE OF TENNESSEE (DB-20241002 0076357) South 80 Degrees 46 Minutes 38 Seconds East a distance of 452.76 feet to a #5 Capped Rebar found; thence, with NASHVILLE KOREAN PRESBYTERIAN CHURCH (DC-20051129 0143374) South 04 Degrees 38 Minutes 37 Seconds West a distance of 380.50 feet to the Point of Beginning containing 5.26 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on September 9, 2025. Prior and Last Deed Reference: DB-20171221 0130149



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

JASON MICHAEL BARRY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2986

Note: If and when new information is obtained and/or provided to this surveyor this plat is subject to change.

LAND SURVEYING & FORESTRY

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(931) 598-0314

DATE: August 15, 2024	SURVEYED BY: JMB & SWB	DRAWN BY: JMB
SCALE: 1" = 100'		CARLSON BRX7's All Signals
SURVEY FOR: STATE OF TENNESSEE	FILERS: 9-15-2025 Radnor Lake 24-09-010	0 100 200
		SHEET 2 OF 2