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 160-00-0-012.00	TAX EXEMPT
This instrument prepared by and return to: Grissim Title and Es 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson
Batch # 1371658
01/22/2026 09:50:02 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDWARR
6 pgs
20260122-0005209

WARRANTY DEED

TRANSACTION NUMBER 24-08-003

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 5601 Franklin Pike in Brentwood, Davidson County, Tennessee 37027 containing 2.98 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. GRISSIM
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 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

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

Commission Expires:

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat, AAMP, LLC, Lots 1, 2, 3, and 4, as shown on plat of record in Plat Instrument No. 20151218-0127247, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

The aforesaid property is also shown on the survey prepared for the State of Tennessee by Christopher M. Vick TN R.L.S #2164 of Vick Surveying, LLC, 2772 Hidden Cove Road, Cookeville, TN 38506, dated November 27, 2024, and revised on June 3, 2025, File No. 17-248c3, Transaction No. 24-08-003, as follows:

Lot #4 (Map 160 Parcel 12.00)

Beginning at a ½" pipe (set) being noted as CRN #1 and having State Plane Coordinates of Northing 621642.49 Easting 1735996.25 and being the southeastern corner of this described parcel being located in the western right-of-way of Franklin Pike (U.S. 31) as well as being located S 11 Degrees 40 Minutes 41 Seconds W 54.79 feet from a water meter and furthermore being located S 42 Degrees 36 Minutes 45 Seconds E 172.94 feet from a GPS Base Point having State Plane Coordinates of Northing 621769.76 Easting 1735879.16; thence leaving Franklin Pike and going with Lot #3 on the Final Plat for AAMP, LLC N 27 Degrees 09 Minutes 59 Seconds W 88.02 feet to a 5/8" rebar (found) being noted as CRN #2 and having State Plane Coordinates of Northing 621720.80 Easting 1735956.06; thence continuing with the same N 06 Degrees 26 Minutes 57 Seconds E 125.23 feet to a 5/8" rebar (found); thence N 26 Degrees 16 Minutes 04 Seconds W 203.19 feet to an iron pin (found) being noted as CRN #3 and having State Plane Coordinates of Northing 622027.44 Easting 1735880.20; thence N 69 Degrees 28 Minutes 06 Seconds W 177.56 feet to a 5/8" rebar (found) being noted as CRN #4 and having State Plane Coordinates of Northing 622089.72 Easting 1735713.93; thence leaving Lot #3 and going with Lot #2 N 69 Degrees 25 Minutes 16 Seconds W 103.50 feet to an iron pin (found) being noted as CRN #5 and having State Plane Coordinates of Northing 622126.10 Easting 1735617.03; thence leaving Lot #2 and going with the right-of-way of Roser Avenue (an undeveloped road) N 07 Degrees 44 Minutes 07 Seconds E 14.90 feet to a ½" rebar (found); thence continuing with the same N 07 Degrees 38 Minutes 46 Seconds E 170.13 feet to a ½" rebar (found) being noted as CRN #6 and having State Plane Coordinates of Northing 622309.47 Easting 1735641.67; thence leaving Roser Avenue and going with the Friends of Radnor Lake property S 84 Degrees 46 Minutes 58 Seconds E 386.93 feet to a 5/8" rebar (found) being noted as CRN #7 and having State Plane Coordinates of Northing 622274.29 Easting 1736027.00; thence continuing with the same N 26 Degrees 47 Minutes 44 Seconds E 119.42 feet to a 5/8" rebar (found) being noted as CRN #8 and having State Plane Coordinates of Northing 622380.88 Easting 1736080.83; thence leaving Friends of Radnor Lake property and going with the Nashville Korean Presbyterian Church property S 06 Degrees 32 Minutes 37 Seconds W 542.06 feet to a 5/8" rebar (found); thence leaving Nashville Korean Presbyterian Church and going with the Palmer Development Concepts, LLC property S 06 Degrees 06 Minutes 40 Seconds W 195.67 feet to a PK Nail (set); thence leaving Palmer Development Concepts, LLC and going with the right-of-way of Franklin Pike along a curve having an arc length of 5.67 feet, with a radius of 1478.53 feet, and a chord of S 20 Degrees 27 Minutes 41 Seconds W 5.67 feet to the point of beginning being 2.98 acres as surveyed by Christopher M. Vick R.L.S #2164 on 27 November 2024 and Revised on 03 June 2025.

Being a portion of the same property conveyed to Mantra Hotel, LLC, a Tennessee Limited Liability Company by General Warranty Deed from Mark A. Marshall of record in Instrument No. 20181001-0097112, Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

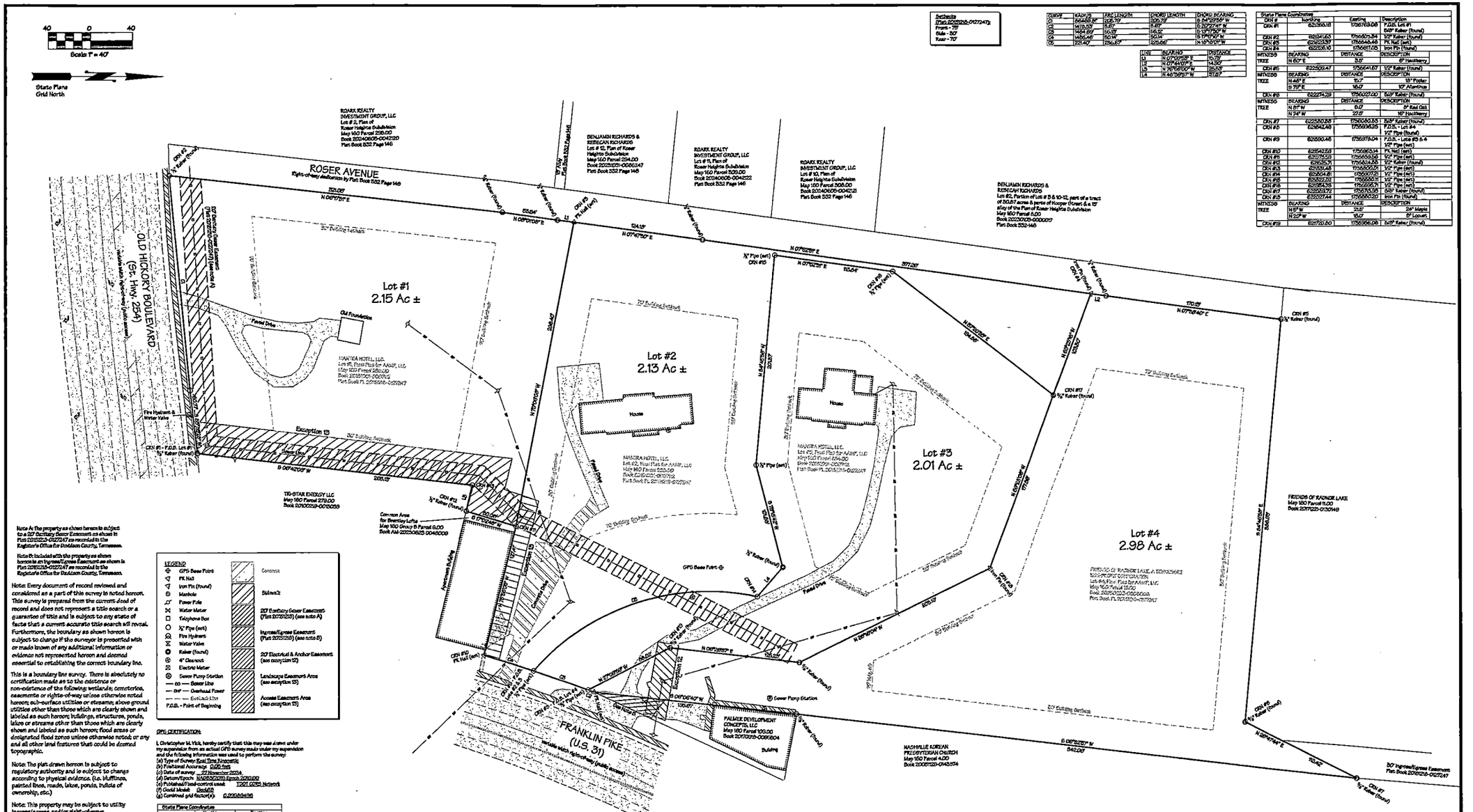
Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by Special Warranty Deed from Mantra Hotel, LLC, a Tennessee Limited Liability company of record in Instrument No. 20250203-0008006, Register's Office for Davidson County, Tennessee, dated January 29, 2025 and recorded on February 03, 2025.

Exhibit B
Transaction Number 24-08-003
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 as Instrument Number 20151218-0127247, Register's Office of Davidson County, Tennessee.
3. All easement rights granted to the State of Tennessee in Orders of record in Book 8212, Page 342, Book 8212, Page 338 and Book 8209, Page 397, in the Register's Office for Davidson County, Tennessee.
4. Right of Way Easements in favor of Nashville Electric Service of record in Instrument Number 20080618-0062717 and Instrument No. 20080730-0078038, in the Register's Office for Davidson County, Tennessee.
5. Easement Agreement by and between Mantra Hotel, LLC, a Tennessee limited liability company and PMT Properties, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097117, in the Register's Office for Davidson County, Tennessee.
6. Easement Agreement by and between Palmer Development Concepts, LLC, a Tennessee limited liability company and Mantra Hotel, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097118, in the Register's Office for Davidson County, Tennessee.
7. Easement Agreement by and between Mantra Hotel, LLC, a Tennessee limited liability company and Palmer Development Concepts, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097119, in the Register's Office for Davidson County, Tennessee.
8. Sewerage Easement Agreement by and between Mantra Hotel, LLC, a Tennessee limited liability company and Palmer Development Concepts, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097120, in the Register's Office for Davidson County, Tennessee.

Exhibit C
Survey

EXHIBIT C
TRANSACTION NUMBER 24-08-003



Setbacks
(Ref. 20151218-0127247):
Front - 75'
Side - 30'
Rear - 75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5640.16'	208.73'	208.72'	S 06°29'29" W
C2	1415.92'	15.81'	15.81'	S 02°27'42" W
C3	1484.69'	50.18'	50.18'	S 13°17'50" W
C4	1484.69'	50.18'	50.18'	S 17°41'50" W
C5	221.40'	234.87'	224.66'	N 18°51'01" W

LINE	BEARING	DISTANCE
L1	N 07°02'28" E	31.79'
L2	N 07°46'50" E	14.99'
L3	N 76°56'00" W	26.00'
L4	N 46°39'51" W	37.87'

State Plane Coordinates			
GPS #	Northing	Easting	Description
GPS #1	822,390.18	1756,783.08	P.O.B. Lot #1 5/8" Rebar (found)
GPS #2	822,941.65	1756,661.34	½" Roser (found)
GPS #3	822,623.39	1756,648.46	PK Nail (set)
GPS #4	822,858.10	1756,987.25	Iron Pin (found)
WITNESS	BEARING	DISTANCE	DESCRIPTION
TREE	N 60° E	3.0'	6" Hackberry
GPS #5	822,529.47	1756,641.67	½" Roser (found)
WITNESS	BEARING	DISTANCE	DESCRIPTION
TREE	N 48° E	15.7'	18" Poplar
	S 75° E	16.0'	10" Alianthus
GPS #6	822,274.39	1756,927.20	5/8" Roser (found)
WITNESS	BEARING	DISTANCE	DESCRIPTION
TREE	N 59° W	0.0'	9" Red Oak
	N 24° W	27.0'	16" Hackberry
GPS #7	822,250.58	1756,080.23	5/8" Roser (found)
GPS #8	822,642.48	1755,936.35	P.O.B. - Lot #4 ½" Pipe (found)
GPS #9	822,590.46	1755,976.04	P.O.B. - Lots #3 & 4 1/2" Pipe (set)
GPS #10	822,542.58	1756,985.14	PK Nail (set)
GPS #11	822,776.58	1756,963.58	1/2" Pipe (set)
GPS #12	822,925.71	1756,824.35	1/2" Roser (found)
GPS #13	822,831.46	1756,800.01	1/2" Pipe (set)
GPS #14	822,903.61	1756,907.51	1/2" Pipe (set)
GPS #15	822,922.92	1756,900.11	1/2" Pipe (set)
GPS #16	822,984.78	1756,882.71	1/2" Pipe (set)
GPS #17	823,003.72	1756,975.05	5/8" Roser (found)
GPS #18	823,027.44	1756,966.22	Iron Pin (found)
WITNESS	BEARING	DISTANCE	DESCRIPTION
TREE	N 8° W	21.0'	24" Maple
	N 22° W	45.0'	8" Locust
GPS #19	822,720.80	1756,956.08	5/8" Roser (found)

State Plane Coordinates		
	Northing	Easting
GPS Base Point 1	822,766.70	1755,915.98

Note: As the property as shown hereon is subject to a 317 Sanitary Sewer Easement as shown in Plat 20151213-0127247 as recorded in the Register's Office for Davidson County, Tennessee.

Note: It is noted that the property as shown hereon is an Ingress/Egress Easement as shown in Plat 20151218-0127247 as recorded in the Register's Office for the Davidson County, Tennessee.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. shuffiness, painted lines, roads, lakes, ponds, bullets of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: GLN File: 17-248c3

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.06 feet
(c) Date of survey: 27 November 2024
(d) Datum/Epoch: NAD83(2011) Epoch: 2010.00
(e) Published/Fixed-control used: TDOT GPS Network
(f) Geoid Model: GeoID18
(g) Combined grid factor(s): 0.999804196

Note: The point of beginning for Lot #1 is a ½" rebar (found) being the southeastern corner of this parcel located in the northern right-of-way of Old Hickory Boulevard (St. Hwy. 254) as well as being located S 34°23'21" W 1.11 feet from a power pole and furthermore being located S 12°22'47" W 513.54 feet from a GPS Base Point.

Note: The point of beginning for Lots #2 & 3 is a ½" pipe (set) located in the western right-of-way of Franklin Pike (U.S. 31) as well as being located S 61°56'02" E 74.94 feet from a power pole and furthermore being located S 28°52'28" E 204.76 feet from a GPS Base Point.

Note: The point of beginning for Lot #4 is a ½" pipe (set) being the southwestern corner of this parcel located in the western right-of-way of Franklin Pike (U.S. 31) as well as being located S 11°40'41" W 54.79 feet from a water meter and furthermore being located S 42°36'45" E 172.94 feet from a GPS Base Point.

SURVEYOR'S CERTIFICATE

I hereby certify to: State of Tennessee, Grissim Title & Escrow, LLC, and Fidelity National Title Insurance Company that this survey was made on the ground under my supervision as per field notes and that the monuments shown hereon are correct and all other matters shown thereon are correct to the best of my knowledge and belief. There are no encroachments onto said land nor from said land onto adjoining premises.

Title survey meets the requirements for a Category II survey pursuant to Title 62, Chapter 18, Tennessee Code Ann. and the Minimum Standards requirements for such surveys as adopted by the Tennessee Board of Examiners for Land Surveyors.

Dated: 2 Jun 2025

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

TRANSACTION NO. 24-08-003
STATE OF TENNESSEE SURVEY
OLD HICKORY BOULEVARD & FRANKLIN PIKE
COUNCIL DISTRICT 25
DAVIDSON COUNTY, TENNESSEE
DATE: 27 NOVEMBER 2024
REVISED ON 03 JUNE 2025
TOTAL ACRES 9.27

MANTRA HOTEL, LLC PROPERTY
LOTS 1-3, FINAL PLAT FOR AAMP, LLC
DEED REF: BOOK 20181001-0097112
PLAT BOOK PL 20151218-0127247
TAX MAP 160 PARCELS 232.00, 233.00, & 234.00

FRIENDS OF RADNOR LAKE, A TENNESSEE NON-PROFIT CORPORATION PROPERTY
LOT 4, FINAL PLAT FOR AAMP, LLC
DEED REF: BOOK 20250203-0008006
PLAT BOOK PL 20151218-0127247
TAX MAP 160 PARCEL 12.00