9015

Karen Johnson Davidson County
Batch# 1414893 DEEDWARR
05/01/2026 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20260501-0039007

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39130-03-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2026. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1610 Porter Avenue, LP 959 Caldwell Lane Nashville, TN 37204	1610 Porter Avenue, LP 959 Caldwell Lane Nashville, TN 37204	Map and Parcel Nos.: 07215018200 07215018300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Boedecker Foundation, a Colorado Non-Profit Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 1610 Porter Avenue, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1604 and 1610 Porter Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2026.

GRANTOR:

The Boedecker Foundation
a Colorado Non-Profit Corporation

BY: _____
Brianna Healy
Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brianna Healy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executive Vice President of The Boedecker Foundation, a Colorado Non-Profit Corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2026.

_____
Notary Public
My Commission Expires:

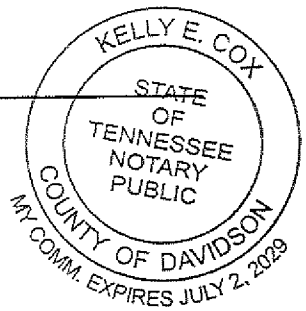


EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot 21, as shown on the Map entitled Porter Road Subdivison Of Lots Nos 2 to 7, Inclusive On Shinkle's Subdivison, of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in this above description, but EXCLUDED from this conveyance, is property condemned from the Trustees of Family Affair Ministries Fellowship by Mallory Morgan, said property being particularly described in Order of record as Instrument No. 20170627-0064776, as corrected by Affidavit to Correct Scrivener's Omission of record in Instrument No. 20180212-0013573, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 22 and the northerly one-half of Lot No. 23 as shown on the Map entitled Porter Road Subdivision of Lots Nos. 2 to 7, Inclusive, Of Shinkle's Subdivision, of record in Book 843, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to The Boedecker Foundation, A Colorado Non-Profit Corporation, by Quitclaim Deed dated February 9, 2023 from Middle Tennessee Foundation Holdings, LLC, A Tennessee limited liability company, of record in Instrument No. 20230214-0010709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4144, page 672, Register's Office for Davidson County, Tennessee. (Tract I & II)
5. All matters appearing on the Plan of record as Book 843, Page 38, Register's Office for Davidson County, Tennessee. (Tract I & II)
6. Terms and conditions of Order of record as Instrument No. 20170627-0064776, as corrected by Affidavit to Correct Scrivener's Omission of record in Instrument No. 20180212-0013573, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Anthony N. Greco, do hereby make oath that I am a licensed attorney and/or the 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 the 30 day of April, 2026

4-30-2026

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30 day of April, 2026

Commission Expires: July 17, 2027

Notary Public

