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 159-00-0-243.00	TAX EXEMPT
This instrument prepared by and return to: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson
Batch # 1426842
06/01/2026 10:28:19 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDWARR
5 pgs

20260601-0048988

WARRANTY DEED

TRANSACTION NUMBER 25-03-014

FOR AND IN CONSIDERATION of the sum of TWO MILLION FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($2,410,000.00) cash in hand paid, 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 0 Old Hickory Blvd. Brentwood, Davidson County, Tennessee 37027 and containing 8.48 acres more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $2,410,000.00. State of Tennessee tax exempt.

_____
Affiant

Subscribed and sworn to before me this 29th day of May 2026.

_____
Notary Public

My Commission expires:_____

WITNESS, this 29th day of May 2026.

FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation

BY: X _____, President
Norm Miede, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of May 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norm Miede with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President respectively of the **FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** the within named bargainor, a corporation, and that he as such 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 Norm Miede as such President.

Witness my hand and official seal on this the 29th day of May 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 situated in Davidson County, Tennessee, being that property depicted on the Plat of Survey for Friends of Radnor Lake, dated April 8, 2026, prepared by Jason Michael Barry, TN RLS No. 2986 and Michael A. Barry, TN RLS No. 1551, of Land Surveying and Forestry, Sewanee, Tennessee, and being more particularly described as follows:

Beginning at a No. 4 Capped Rebar found having a Tennessee State Plane Coordinate of N:622519.39' & E:1733022.35' and being the northeastern corner with the property of Pace (DB-20260330 0024868), the southeastern corner of the property of MacKaye (DB-20190508 0042958 and PL-20070821 0099872) and the southwestern corner of the State of Tennessee; thence with the State of Tennessee Tract, North 46 Degrees 05 Minutes 50 Seconds East a distance of 719.79 feet to a No. 5 Capped Rebar found, being a common corner with the property of Coulter (QC-20040108 0003067) and the property of Graham and Lee (DB-20130403 0032628); thence with said Graham and Lee property, South 08 Degrees 26 Minutes 27 Seconds West a distance of 275.12 feet to a No. 4 Capped Rebar found; thence with the property of Nashville Korean United Methodist Church (DB-20041129 0141404 and PL-20080310 0023944), South 08 Degrees 44 Minutes 44 Seconds West a distance of 850.47 feet to a No. 5 Capped Rebar RLS No. 2986 to be set; thence with another tract owned by Nashville Korean United Methodist Church (DB-20120104 0000650) and then the unopened Autumn Way right of way (Plat Book 2663, Page 21), North 81 Degrees 44 Minutes 39 Seconds West a distance of 215.38 feet to a No. 4 Rebar found; thence continuing with Autumn Way, South 08 Degrees 25 Minutes 29 Seconds West a distance of 12.24 feet to a No. 4 Rebar found and North 81 Degrees 44 Minutes 39 Seconds West a distance of 26.31 feet to a No. 4 Capped Rebar found; thence with Rahim and Latifa Ashari (DB-20230811 0062508), North 81 Degrees 44 Minutes 39 Seconds West a distance of 189.48 feet to a No. 4 Rebar found; thence with said Jacob and Yanna Pace property, North 08 Degrees 01 Minutes 58 Seconds East a distance of 569.38 feet to the Point of Beginning; containing 8.48 acres, more or less.

Being a portion of the property conveyed to State of Tennessee by Warranty Deed from The Nature Conservancy, a Non-Profit Corporation, of record in Book 5453, page 485, Register's Office for Davidson County, Tennessee, dated June 20, 1979 and recorded on June 21, 1979.

Being a portion of the property conveyed to Key Investments, Inc. by Quitclaim Deed from the State of Tennessee, of record in Book 10294, Page 410, Register's Office for Davidson County, Tennessee, dated September 06, 1996 and recorded on December 18, 1996. Said Key Investments, Inc., is now known as Key Investments II, Inc., as evidenced in the Articles of Amendment to the Charter of record in Instrument No. 20131104-0114245, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation, by General Warranty Deed from Key Investments II, Inc., formerly Key Investments, Inc., of record as Instrument No. 20250529-0042291, Register's Office for Davidson County, Tennessee, dated May 29, 2025 and recorded on May 29, 2025.

Exhibit B
Transaction Number 25-03-014
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 No. 20240917-0071815, Register's Office of Davidson County, Tennessee.
3. Subject to the 12-foot-wide paved roadway for ingress and egress depicted on Plat of record as Instrument No. 20080310-0023944, in the Register's Office for Davidson County, Tennessee, and shown on the above referenced April 8, 2026, Plat of Survey for Friends of Radnor Lake.
4. Subject to the Application for Greenbelt Assessment, of record in Book 10480, Page 871, in the Register's Office for Davidson County, Tennessee.
5. Subject to all matters shown on the Plat of Survey for Friends of Radnor Lake, dated April 8, 2026, prepared by Jason Michael Barry, TN RLS No. 2986 and Michael A. Barry, TN RLS No. 1551, of Land Surveying and Forestry, Sewanee, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 25-03-014

PLAT OF SURVEY

STATE OF TENNESSEE
TRANSACTION NUMBER
25-03-014

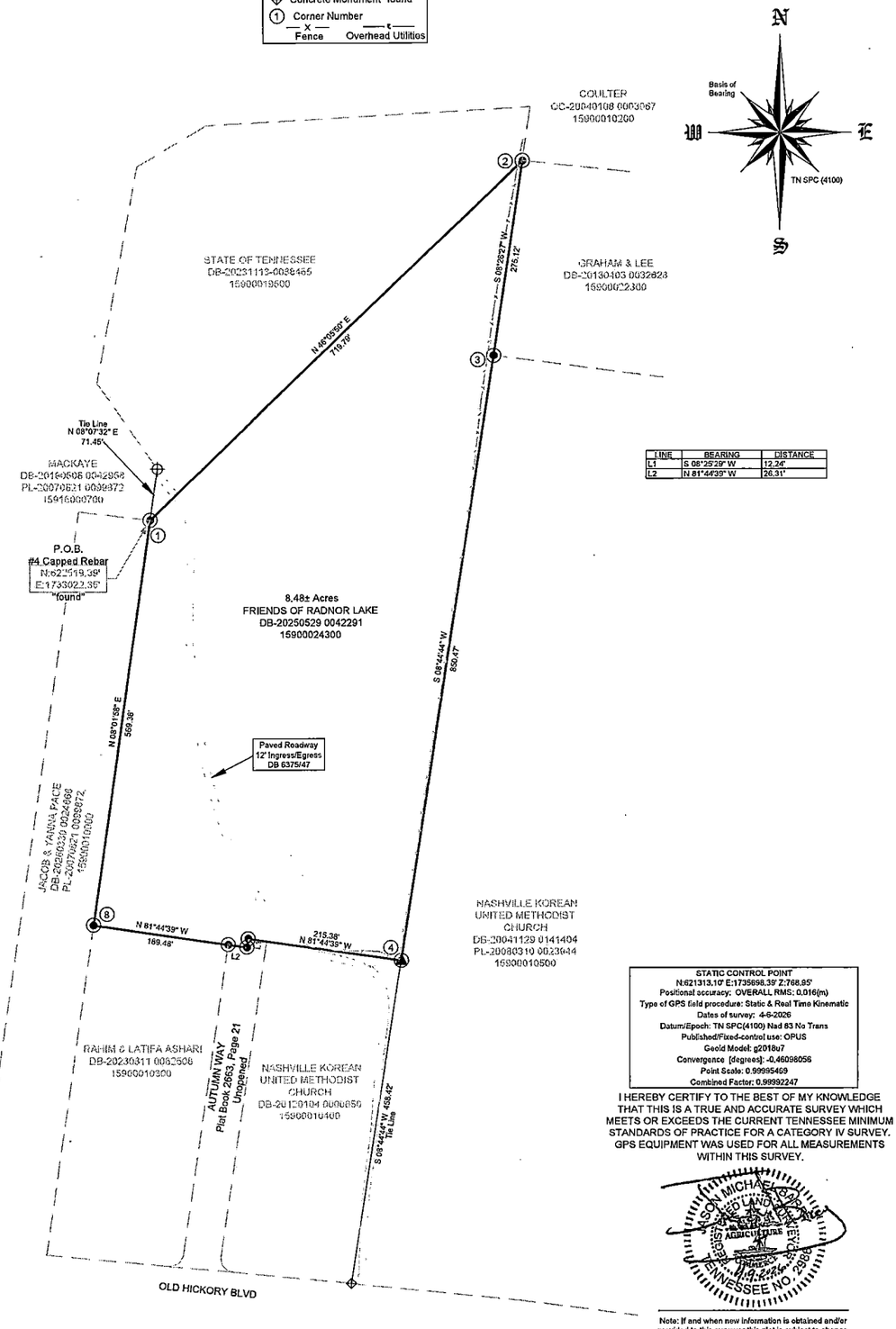
DAVIDSON COUNTY
TENNESSEE

LEGEND
- Magspike "found"
- Capped Rebar "new"
- Monument as Labeled "found"
- Rebar "found"
- Concrete Monument "found"
- (1) Corner Number
- —x— Fence
- —t— Overhead Utilities

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.

8.48± Acres
FRIENDS OF RADNOR LAKE
BEING LAND LOCATED IN METROPOLITAN NASHVILLE,
TENNESSEE - DAVIDSON COUNTY
Being Parcel ID 15900024300
More Particularly described as Follows:

Beginning at a #4 Capped Rebar found having a Tennessee State Plane Coordinate of N:622519.39' & E:1733022.35' and being the northeastern corner with PACE (DB-20260330 0024868), the southeastern corner of MACKAYE (DB-20190508 0042958 & PL-20070821 0099872) and the southwestern corner of the State of Tennessee ; thence, with the State of Tennessee Tract North 46 Degrees 05 Minutes 50 Seconds East a distance of 719.79 feet to a #5 Capped Rebar found being a common corner with COULTER (QC-20040108 0003067) and GRAHAM & LEE (DB-20130403 0032628) ; thence, with GRAHAM & LEE South 08 Degrees 26 Minutes 27 Seconds West a distance of 275.12 feet to a #4 Capped Rebar found; thence, with NASHVILLE KOREAN UNITED METHODIST CHURCH (DB-20041129 0141404 & PL-20080310 0023944) South 08 Degrees 44 Minutes 44 Seconds West a distance of 850.47 feet to a #5 Capped Rebar RLS# 2986 to be set; thence, with another tract of NASHVILLE KOREAN UNITED METHODIST CHURCH (DB-20120104 0000650) and then the unopened AUTUMN WAY (Plat Book 2663, Page 21) North 81 Degrees 44 Minutes 39 Seconds West a distance of 215.38 feet to a #4 Rebar found; thence, continuing with AUTUMN WAY South 08 Degrees 25 Minutes 29 Seconds West a distance of 12.24 feet to a #4 Rebar found and North 81 Degrees 44 Minutes 39 Seconds West a distance of 26.31 feet to a #4 Capped Rebar found; thence, with RAHIM & LATIFA ASHARI (DB-20230811 0062508) North 81 Degrees 44 Minutes 39 Seconds West a distance of 189.48 feet to a #4 Rebar found; thence, with JACOB & YANNA PACE North 08 Degrees 01 Minutes 58 Seconds East a distance of 569.38 feet to the Point of Beginning containing 8.48 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on April 6, 2026. Prior and Last Deed Reference: DB-20250529 0042291 Note: Property is subject to the Paved Roadway 12' Ingress/Egress shown hereon and found in DB 6375/47



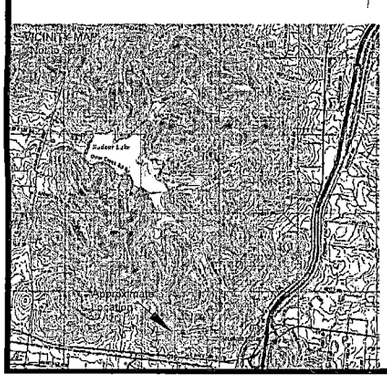
LINE	BEARING	DISTANCE
L1	S 08°25'29" W	12.24'
L2	N 81°44'39" W	26.31'

STATIC CONTROL POINT
N:621313.10' E:1735898.39' Z:788.95'
Positional accuracy: OVERALL RMS: 0.016(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 4-6-2026
Datum/Epoch: TN SPC(4100) Nad 83 No Trans
Published/Fixed-control use: OPUS
Geoid Model: g2018u7
Convergence (degrees): -0.46098056
Point Scale: 0.99995469
Combined Factor: 0.99992247

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
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 2986
4-6-2026

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



BEARING TREES
Corner #
1. N 17°03'04" W 23.33' 9" Cedar
2. N 26°24'29" W 28.60' 4" Persimmon
3. N 34°02'16" W 27.37' 4" Cedar
4. N 89°21'11" E 8.62' 8" Cedar
5. N 36°36'37" E 12.31' 12" Cedar
6. S 87°07'52" W 11.45' 11" Cedar
7. N 64°27'20" E 20.14' 4" Elm
8. N 58°20'41" E 12.09' 9" Elm
9. N 49°20'00" E 22.01' 7" Elm

LAND SURVEYING & FORESTRY

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

DATE: April 8, 2026	SURVEYED BY: JMB, EEK & MAB	DRAWN BY: JMB
SHEET 1 OF 1		CARLSON Viking's All Signals
SURVEY FOR: FRIENDS OF RADNOR LAKE	FILERS: 4-6-2026 Radnor Lake	0 100 200
		SCALE: 1" = 100'