GENERAL WARRANTY DEED

FROM: BENJAMIN RICHARDS AND REBECAH RICHARDS
Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: FRIENDS OF RADNOR LAKE
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Number:
Friends of Radnor Lake 1160 Otter Creek Road Nashville, Tennessee, 372220	[New Owner]	1600000800

Karen Johnson Davidson County
Batch# 1429934 DEEDWARR
06/09/2026 02:08:30 PM 7 pgs
Fees: $38.00 Taxes: $3,619.34
20260609-0052181

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $978,200.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of ~~May~~ June, 2026.

Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, BENJAMIN RICHARDS and REBECAH RICHARDS, husband and wife, ("Grantors"), have bargained and sold, and by these

presents do transfer and convey unto FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located off of Old Hickory Boulevard, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference. Additionally, the Grantors hereby impose against the Property the restrictive covenants more particularly described on Exhibit C attached hereto and incorporated herein by reference.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B and the restrictive covenants set forth on Exhibit C, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B and Exhibit C, to which this conveyance is expressly made subject.

[Remainder of page intentionally left blank. Signatures on following page]

Witness our hands this 5th day of May, 2026.

Grantors:

Benjamin Richards

Rebecah Richards

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of Los Angeles

On May 5, 2026 before me, Jennifer Conkle, Notary Public
(insert name and title of the officer)
personally appeared Rebecah Ann Richards, Benjamin Holman Richards, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JENNIFER CONKLE
COMM. #2475571
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 1, 2028

EXHIBIT A

Property Description

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, A PORTION OF TAX MAP 160, PARCEL 8.00 AND BEING THE RICHARDS PROPERTY OF RECORD IN INSTRUMENT NO. 20230103-0000017, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF N: 623357.1569, E:.1735716.4197, AND BEING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND A COMMON CORNER WITH PARCEL 9 THE PROPERTY OF STATE OF TENNESSEE OF RECORD IN INSTRUMENT NO. 20241002-0076357 AND BEING THE NORTHEAST COMMON CORNER WITH SAID PARCEL 8 AND IN THE SOUTH LINE OF PARCEL 293, PROPERTY OF STATE OF TENNESSEE (RADNOR WILDLIFE MANAGEMENT AREA): THENCE WITH SAID SOUTH LINE OF THE STATE OF TENNESSEE PROPERTY;

SOUTH 80 DEGREES 38 MINUTES 57 SECONDS EAST, 205.44 FEET, PASSING A STONE OLD TO AN IRON PIN OLD, WITH SPC OF N:622396.8218 AND E:1735401.7646, BEING THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND CORNER WITH PARCEL 9, PROPERTY OF THE FRIENDS OF FADNOR LAKE OF RECORD IN INSTRUMNET NO. 20241002-007635, THENCE WITH SAID WEST LINE OF PARCEL 9, SOUTH 05 DEGREES 43 MINUTES, 18 SECONDS WEST 989.60 FEET TO AN IRON NEW IN THE WEST LINE OFRESERVED RIGHT-OF-WAY OF ROSER AVENUE AND 60.71 FEET FROM THE TERMINUS OF ROSER AVENUE RIGHT-OF-WAY OF RECORS IN PLAT BOOK 332, PAGE 146 , THENCE ALONG A NEW SEVERANCE LINE OF PARCEL 8,SOUTH 83 DEGREES 34 MINUTES 22 SECONDS WEST, 217.36 FEET TO AN IRON PIN NEW AND CORNER WITH SAID PARCEL 7, THENCE WITH SAID COMMON LINE, NORTH 06 DEGREES 25 MINUTES 38 SECONDS EAST 1,000 FEET TO THE POINT OF BEGINNING AND CONTAINING 210,128.52 SQUARE FEET OR 4.824 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WOLD A.E., MICHAEL R. WILLIAMS, TN RLS #1906, DATED 05-06-2022 AND REVISED 05-27-22 AND 06-05-2025, PROJECT NOS. 227384 AND257360.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BENJAMIN RICHARDS AND REBECAH RICHARDS BY WARRANTY DEED FROM JRPW, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20230103-0000017, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Encumbrances

1. Matters shown on the Plan of record in Plat Book 332, page 146, Register's Office for Davidson County, TN.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7499, page 439, said Register's Office.

3. 30' Ingress Egress Easement as set forth in Deed of record in Instrument No. 20061129-0147366, said Register's Office.

202606090052181

EXHIBIT C

Restrictive Covenants

The Property was acquired with funds partially provided by the Tennessee Heritage Conservation Trust Fund in order to conserve, preserve, and permanently maintain Tennessee's open spaces and undeveloped natural areas; allow public access for recreation; and perpetuate the goals, ideals, and intent of the Tennessee Heritage Conservation Trust Fund Act of 2005.

In consideration of the provision of the funds to acquire the Property by the Tennessee Heritage Conservation Trust Fund, the Grantors have agreed to place certain restrictive covenants upon the Property. Accordingly:

1. The Property is encumbered with the following restrictions which shall run with the land, continue in perpetuity in order to preserve the conservation values on the Property, and shall be binding on all parties and their heirs, successors, successors-in-title, and assigns having any right, title, or interest in the property or any part thereof:

a. Removal or modification of any encumbrance shall require approval by the Tennessee Heritage Conservation Trust Board, or its successor.

b. No interest in the Property shall be used as security for any debt.

c. The Tennessee Heritage Conservation Trust Fund Board has approved a transfer of the Property to the State of Tennessee. Any subsequent or other sale or transfer of the Property or any interest therein shall be subject to the approval of the Tennessee Heritage Conservation Trust Fund Board, or its successor.

d. Any use incompatible with the preservation of open spaces, natural areas, wildlife habitats, and access for public recreation, or the maintenance of a habitat for indigenous flora and fauna is prohibited.

2. The Tennessee Heritage Conservation Trust Fund is an intended beneficiary of the restrictions and covenants contained herein.

3. The restrictions and covenants contained herein not be amended or released, in whole or in part, without the approval of the Tennessee Heritage Conservation Trust Fund Board.

4. The restrictions and covenants contained herein are severable and the invalidity of one or more of the provisions shall not affect the validity or enforceability of any other provisions.

Tennessee Certification of Electronic Document

I, Madison Hartley, do hereby make oath that I am a licensed attorney and/or 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 June 5, 2026 (date of document).

M Hartley
Affiant Signature

June 9, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON