This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
FRIENDS OF RADNOR LAKE
1160 Otter Creek Road
Nashville, TN 37220

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1429934 DEEDWARR
06/09/2026 02:08:30 PM 8 pgs
Fees: $43.00 Taxes: $4,508.46
20260609-0052184

Map & Parcel No: MAP 160, PARCEL 310.00, 294.00 & P/O PARCEL 8.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Benjamin Richards and wife, Rebecah Richards** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5/29th day of May, 2026.

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 29, 2026 before me, Jennifer Conkle, Notary Public,
(insert name and title of the officer)
personally appeared Benjamin Holman Richards, Rebecah Ann 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

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,218,501.50.

M Matter
Affiant

Sworn to and subscribed before me, this 5th day of June, 2026.

Brandy Catalanotto
Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202606090052184

EXHIBIT A

Legal Description

TRACT 1 -

PROPERTY DESCRIPTION, RICHARDS PROPERTY LOT 3 (PARCEL 310.00):

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, BEING LOT 3 ON ROSER HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE 146 AND MAP 160, PARCEL 310.00 OF RECORD IN INSTRUMENT NO. 20250227-0014753, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF N: 621248.1682, E:.1735352.7698, AND BEING THE COMMON CORNER OF LOTS 2 & 3 AND IN THE NORTH RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND CORNER OF THE SUBJECT PROPERTY AND THE COMMON CORNER WITH PARCELS 295.00 AND 310.00; THENCE WITH SAID RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, NORTH 84 DEGREES 18 MINUTES 32 SECONDS WEST, 125.00 FEET TO THE COMMON LINE OF LOTS 3 & 4; THENCE LEAVING THE RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND COMMON LOT LINE OF LOTS 3 & 4, THENCE, NORTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, 348.50 FEET TO A POINT, WITH SPC OF N:621606.8732 AND E:1735267.3811 SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF LOT 4; THENCE ALONG LOT 3, SOUTH 84 DEGREES 18 MINUTES, 32 SECONDS EAST 125.00 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE WITH LOT 2, SOUTH 06 DEGREES 25 MINUTES 28 SECONDS WEST, 348.50 FEET TO AN IRON PIN OLD AND CORNER WITH IN THE NORTH RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND THE POINT OF BEGINNING AND CONTAINING 43,558.68 SQUARE FEET OR 1.000 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HFR SURVEY, LLC, MICHAEL R. WILLIAMS, TN RLS #1906, DATED 04-14-2026, PROJECT NO. 2026021.

Being the same property conveyed to Benjamin Holman Richards and wife, Rebecah Ann Richards, by Quitclaim Deed from Roark Realty Investment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20250227-0014753, Register's Office for Davidson County, Tennessee.

TRACT 2 --

PROPERTY DESCRIPTION RICHARDS PROPERTY LOT 12 (PARCEL 294.00):

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, BEING LOT 12 ON ROSER HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE 146 AND MAP 160, PARCEL 294.00 OF RECORD IN INSTRUMENT NO. 20231031-0084257, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF N: 621696.5736, E:.1735526.8497, AND BEING THE COMMON CORNER OF LOTS 12 & 11 AND IN THE WEST RIGHT-OF-WAY OF ROSER AVENUE AND NORTHEAST CORNER OF THE SUBJECT PROPERTY; THENCE WITH SAID WEST RIGHT-OF-WAY OF ROSER AVENUE, SOUTH 07 DEGREES 44 MINUTES 46 SECONDS WEST, 100.05 FEET TO THE COMMON LINE OF LOTS 12 AND A CLOSED 15' ALLEY RIGHT-OF-WAY, THENCE, NORTH 84 DEGREES 18 MINUTES 32 SECONDS WEST, 245.51 FEET TO A POINT, WITH SPC OF N:621621.7814 AND E:1735269.0598 TO A POINT AND THE SOUTHWEST CORNER OF LOT 12; THENCE, NORTH 06 DEGREES 25 MINUTES, 38 SECONDS EAST 100.00 FEET TO THE NORTHWEST CORNER OF LOT12 AND THE SOUTHWEST CORNER OF LOT 11; THENCE WITH COMMON LINE OF LOTS 11 & 12, SOUTH 84 DEGREES 18 MINUTES 32 SECONDS EAST, 247.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,663.62 SQUARE FEET OR 0.566 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HFR SURVEY, LLC, MICHAEL R. WILLIAMS, TN RLS #1906, DATED 04-14-2026, PROJECT NO. 2026021.

Being the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife by Quitclaim Deed from Roark Realty Investment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20231031-0085247, Register's Office for Davidson County, Tennessee.

TRACT 3 -

PROPERTY DESCRIPTION, RICHARDS PROPERTY REMAINING SOUTH PORTION OF PARCEL 8.00):

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

BEGINNING AT AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF N: 622312.1079, E:.1735611.8920, AND BEING A CORNER AT THE WESTERLY TERMINUS OF ROSER AVENUE RIGHT-OF-WAY; THENCE WITH THE WEST RIGHT-OF-WAY OF ROSER AVENUE , SOUTH 07 DEGREES 55 MINUTES 23 SECONDS WEST, 421.27 FEET TO THE NORTHEAST CORNER OF LOT 10 ON THE PLAN OF ROSER HEIGHTS, AS OF RECORD IN PLAT BOOK 332, PAGE 146 RODC AND PARCEL 308.00; THENCE, NORTH 84 DEGREES 18 MINUTES 32 SECONDS WEST, 208.13 FEET TO A POINT AND COMMON CORNER WITH PARCEL 7.00, WITH SPC OF N:621915.5033 AND E:1735346.7175; THENCE, NORTH 06 DEGREES 31 MINUTES, 28 SECONDS EAST 484.46 FEET TO A POINT ON THE COMMON LINE BETWEEN PARCELS 7.00 AND 8.00;

THENCE WITH A SEVERANCE LINE ACROSS PARCEL 8.00, SOUTH 83 DEGREES 34 MINUTES 22 SECONDS EAST, 217.36 FEET TO AN IRON PIN OLD AND CORNER WITH THE REMAINING NORTH PARCEL 8.00 PROPERTY; THENCE, SOUTH 05 DEGREES 32 MINUTES 57 SECONDS WEST, 60.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 103,299.13 SQUARE FEET OR 2.371 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HFR SURVEY, LLC, MICHAEL R. WILLIAMS, TN RLS #1906, DATED 04-14-2026, PROJECT NO. 2026021.

Being a portion of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by Warranty deed from JRPW, a Tennessee General Partnership of record in Instrument No. 20230103-0000017, Register's Office for Davidson County, Tennessee, dated December 19, 2022 and recorded on January 3, 2022.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years, not yet due and payable. MAP 160, PARCEL 310.00, 294.00 & P/O PARCEL 8.00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 146, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 7499, Page 439, in the Register's Office for Davidson County, Tennessee.

4. Agreement of record in Book 1196, page 56 describing the abandonment of Hooper Street and 15 foot alley as shown on Plat, in the Register's Office for Davidson County, Tennessee.

5. Drainage easement to the State of Tennessee of record in Book 7523, page 907, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7589, page 157, in the Register's Office for Davidson County, Tennessee.

7. 30' Ingress & Egress Easement as set forth in the Deed of record in Instrument No. 20061129-0147366, in the Register's Office for Davidson County, Tennessee.

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

