This instrument prepared by:
Bass Berry & Sims PLC (DMS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1441989 DEEDWARRSP
07/02/2026 04:21:30 PM 7 pgs
Fees: $38.00 Taxes: $7,030.00
20260702-0060152

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers:
Fannie Battle Day Home for Children, Inc. 108 Chapel Avenue Nashville, TN 37206 Attn: Kristie Ryan	Same	Tax Parcel Nos.: 072-05-0-122.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE,** a Tennessee nonprofit corporation ("GRANTOR"), has bargained and sold, and by these presents hereby transfers and conveys to **FANNIE BATTLE DAY HOME FOR CHILDREN, INC.,** a Tennessee nonprofit corporation ("Grantee"), and its successors and assigns, certain real property located in Davidson County, Tennessee and being further described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, other improvements and fixtures located thereon (collectively, the "Property"), and all rights, privileges and easements appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference.

This is improved property located at 1008 East Trinity Lane, Nashville, TN, Davidson County, Tennessee.

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

Grantor covenants that Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and it is unencumbered, subject to the matters listed on Exhibit B attached hereto. Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever arising by, through or under Grantor (other than those matters described on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20th day of June, ~~2024~~ 2026.

Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation

By: _____
Name: Mary Towns
Title: Chief Financial Officer

By: _____
Name: LaTisha Steele
Title: Chief People and Technology Officer

202607020060152

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Marcy Towns, with whom I am personally acquainted, who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Chief Financial Officer of Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation, the within named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25 day of June, 2026.

Ruth A Cox
Notary Public

My Commission Expires: November 8, 2028

RUTH ANN COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, LaTisha Steele, with whom I am personally acquainted, who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Chief People and Technology Officer of Young Men's Christian Association of Middle Tennessee, a Tennessee non-profit corporation, the within named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25 day of June, 2026.

Ruth Ann Cox
Notary Public

My Commission Expires:
November 8, 2028

RUTH ANN COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF
Williamson

The actual consideration or value, which is greater, for this transfer is:
$1,900,000.

Affiant

Subscribed and sworn to before me this 26th day of June, 2026.

Notary Public
My Commission
Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots No. 3 and 4 on the Map showing the resubdivision of Lot No. 41 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land, of record in Book 332, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Young Men's Christian Association of Middle Tennessee, a Tennessee nonprofit corporation by Warranty Deed from Monique Scuderi of record in Instrument No. 20180328-0029116, Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 28, 2018.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the current year and subsequent years.

2. Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, TN.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4073, Page 325, Register's Office for Davidson County, TN.

4. Stormwater Detention Agreement of record as Instrument No. 20060406-0039497, Register's Office for Davidson County, TN.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20060407-0040206, Register's Office for Davidson County, TN.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4081, Page 773, Register's Office for Davidson County, TN.

51172776.2

202607020060152

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 26, 2026 (date of document).

Affiant Signature

June 26, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON