Karen Johnson Davidson County
Batch# 1472517 DEEDWARRSP
09/15/2026 08:49:30 AM 6 pgs
Fees: $33.00 Taxes: $18,500.00
20260915-0085415

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $5,000,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2026.

Notary Public

My Commission Expires: 3-17-2027

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-17-2027

THIS INSTRUMENT PREPARED BY
Winstead PC, 21 Platform Way South, Suite 1300, Nashville, Tennessee 37203

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Midtown Fellowship, Incorporated 2415 12th Avenue South Nashville, Tennessee 37204	a portion of 072-15-0-188.00	SAME AS NEW OWNER

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 which are hereby acknowledged, **The Boedecker Foundation**, a Colorado non-profit corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **Midtown Fellowship, Incorporated**, a Tennessee non-profit corporation (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

The Property is a portion of improved property that is currently property municipally known as 1600 Riverside Drive, Nashville, Davidson County, Tennessee 37216.

This conveyance is made subject to the limitations, restrictions and/or encumbrances set forth on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Dated to be effective as of September 14, 2026.

[Signature page follows]

[Signature page to Special Warranty Deed]

GRANTOR:

The Boedecker Foundation,
a Colorado not for profit corporation

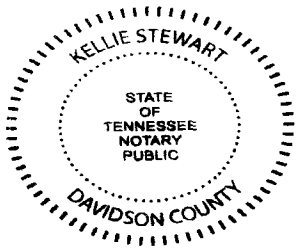
By: _____
Name: Brianna Healy
Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brianna Healy, whose name as Executive Vice President of The Boedecker Foundation, a Colorado not for profit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such Executive Vice President of the within named grantor and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 10th day of August, 2026.

[SEAL]



Kellie R. Stewart
Notary Public

My Commission Expires: 3/6/2029

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot 1 as shown on the Final Plat of Riverside & Porter, of record in Instrument No. 202609020081161, 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 from Middle Tennessee Foundation Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 202302140010709, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All real estate taxes and assessments for 2026 and future years, the liens for such future years not yet due and payable.

2. All matters shown on plat(s) of record in Book 843 Page 38, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Riverside Baptist Church and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4144, Page 672, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Middle Tennessee Foundation Holdings LLC, of record in Instrument No. 201903280027999, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Easements, by The Boedecker Foundation, a Colorado nonprofit corporation, of record in Instrument No. 202608190077362, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Final Plat of Riverside & Porter, dated August 20, 2026, of record in Instrument No. 202609020081161, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Savannah Sutters, 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 August 10, 2026 (date of document).

Affiant Signature

September 14, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

DANGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202609150085415