Karen Johnson Davidson County
Batch# 1485360 DEEDWARRSP
10/16/2026 01:18:30 PM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20261016-0095235

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Public Radio 630 Mainstream Drive Nashville, TN 37228	070-10-0-013-00	Same as Address New Owner
This instrument prepared by: J. Thomas Trent, Jr., Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

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, **AUTOMATIC FOOD SERVICE INC.**, a Tennessee corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE PUBLIC RADIO**, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee (hereinafter referred to as the "**Grantee**"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

The Property is improved property located in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and sworn to before me this 14 day of October, 2026.

Notary Public

My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise.

(Signature on following page)

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of October, 2026.

GRANTOR:

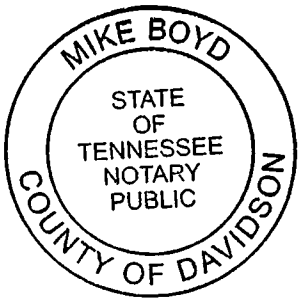
AUTOMATIC FOOD SERVICE, INC.,
a Tennessee corporation

By: Mary M Clayton
Name: Mary M. Clayton
Title: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared Mary M. Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Automatic Food Service, Inc., a Tennessee Corporation, the within named bargainor, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as its Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of October, 2026.



Notary Signature
My commission expires: 3/5/2030

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the First Civil District, Nashville, Davidson County, Tennessee, being Lot No. 37N on the Plan of METROCENTER, Tract 37N, of record in Plat Book 5190, page 365, Register's Office for Davidson County, Tennessee, bounded on the north by Mainstream Drive, on the south by Metropolitan Board of Parks and Recreation (undeveloped Rhodes Golf Course), lying east of Rhodes Golf Course, more particularly described as follows:
Beginning at a point in the southerly margin of Mainstream Drive, said point being 1,037 feet, more or less, easterly from the center of Freeland Station Road; thence with Mainstream Drive, North 55 deg. 35 min. East, 274.43 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 00 deg. 31 min. 26 sec., a radius of 1,970.00 feet and a distance of 18.01 feet to a point; thence leaving Mainstream Drive, South 33 deg. 53 min. 34 sec. East, 221.38 feet to a point in the northerly margin of the Metropolitan Board of Parks and Recreation; thence with said Parks property, South 59 deg. 35 min. West, 186.03 feet to a point; thence North 61 deg. 07 min. West, 233.36 feet to the point of beginning, containing 1.17 acres, more or less.

Being all the same property conveyed to Automatic Food Service, Inc., a Tennessee corporation, by Special Warranty Deed dated November 7, 1979, from Metrocenter Properties, a Tennessee General Partnership, by Pathfinder Resources, Incorporated, a Delaware corporation, Managing General Partner, of record in Book 5527, Page 965, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2027 and subsequent years, not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 5190, Page 365, Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance for sewer main to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 5408, Page 47, said Register's Office.
4. Restrictive Covenants as set out in Book 4784, Page 659, and Modification of record in Book 5792, Page 787, and Declaration of record in Book 7012, Page 61, said Register's Office.
5. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park of record in Book 7487, Page 952, and amended in Book 10602, Page 499, said Register's Office.

I, Jeff Benz, 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 the 16th day of October, 2026.

Date: October 16, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2026.

Notary Public
My commission expires: 5/8/29

