Karen Johnson Davidson County
Batch# 780865 DEEDQC
12/29/2021 08:12:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20211229-0170865

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSL)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Ryman Corporate Properties, LLC c/o Ryman Hospitality Properties, Inc. One Gaylord Drive Nashville, TN 37214	Same	062-00-0-036.00 062-00-0-111.00 062-00-0-227.00 062-00-0-269.00 062-13-0-129.00 062-13-0-130.00 062-13-0-132.00 062-13-0-133.00 062-13-0-134.00

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, RHP CORPORATE PROPERTIES, LLC, a Delaware limited liability company (the "Grantor") hereby quitclaims and conveys to RYMAN CORPORATE PROPERTIES, LLC, a Delaware limited liability company, and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed effective as of this 28th day of December, 2021.

RHP CORPORATE PROPERTIES, LLC

By: _____
Name: Scott J. Lynn
Title: Vice-President

[continued on following page]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

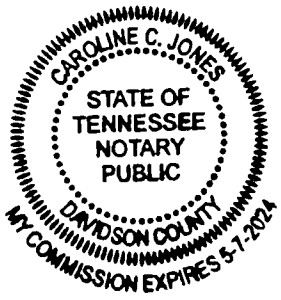
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Scott J. Lynn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of RHP Corporate Properties, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 28th day of December, 2021.

Notary Public

My Commission Expires:

5-7-2024



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant: Scott J. Lynn

Sworn to and subscribed before me this 28th day of December, 2021.

Notary Public

My Commission Expires:

5-7-2024

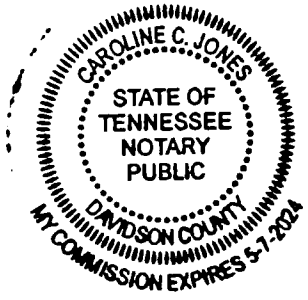


Exhibit A

PARCEL 1:
Map/Parcel Number: 062-00-0-036.00

Land in the Third Civil District of Davidson County, Tennessee, described according to Survey Of R.L. Montoya, dated April 25, 1984, as follows:

Beginning at a point in the easterly right-of-way of Pennington Bend Road at the northwest comer of a 50 foot strip of land conveyed to James E. Gleaves et ux by deed of record in Book 3105, page 81, Register's Office for Davidson County, Tennessee; thence with the easterly right-of-way of Pennington Bend Road the following calls: north 7 deg. 49' 51" west 161.47 feet to a point; thence around a curve to the left having a radius of 2480.260 feet a distance of 356.57 feet to a point; thence north 16 deg. 02' 29" west 934.79 feet; thence around a curve to the left having a radius of 1119.480 feet a distance of 256.70 feet to a point; thence north 29 deg. 10' 47" west 187.70 feet to a point; thence around a curve to the right having a radius of 1777.440 feet a distance of 224.16 feet to a point; thence north 21 deg. 57' 14" west 449 .20 feet to a point; thence around a curve to the right having a radius of 1452.780 feet a distance of 682.78 feet to a point; thence leaving said easterly right-of-way of Pennington Bend Road south 72 deg. 45' 09" east 424.37 feet to a point; thence south 3 deg. 35° 40' west 149.04 feet to a point; thence south 15 deg. 59' 33" east 300.06 feet to a point; thence south 24 deg. 35' 41" feet east 280.97 feet to a point; thence south 25 deg. 14' 25" east 389.86 feet to a point; thence south 27 deg. 28' 47" east 357.58 feet to a point; thence south 15 deg. 36' 15" east 1236.75 feet to a point; thence south 7 deg. 52' 53" east 355.98 feet to a point in the northerly line of the aforementioned Gleaves property; thence with the northerly line of Gleaves south 82 deg. 11' 52" west 400.53 feet to the point of beginning.

Being Parcel 1 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is unimproved property.

PARCEL 2:
Map/Parcel Number: 062-00-0-111.00

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee located in the southeasterly quadrant of the intersection of Briley Parkway and McGavock Pike and being a part of Lot No. 1 as shown on the plan of Two Rivers Exxon as of record in Book 4715, page 135, R.O.D.C. and being more particularly described as follows:

BEGINNING at a concrete monument at the point of intersection of the southerly right-of way line of McGavock Pike and the easterly right-of-way line of Briley Parkway;

THENCE with said southerly right-of-way line the following calls:

S 89 degrees 51' 04" E. 152.90 feet to a concrete monument;

with a curve to the right 118. 75 feet to a concrete right-of-way monument, said curve having a central angle of 07 degrees 31' 07" a radius of 904.93 feet, a tangent of 59.46 feet, and a chord of S 65 degrees, 20' 44" E. 118.66 feet;

N. 16 degrees 57' 00" E. 20.70 feet to an iron pin;

with a curve to the right 175.00 feet to an iron pin said curve having a central angel of 10 degrees 50' 26", a radius of 924.93 feet, a tangent of 87.76 feet and a chord of S 56 degrees 27' 10" E, 174.74 feet;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to the Trustees of Two Rivers Baptist Church by deeds of record in Book 3399, page 17 and Book 4904, page 195, R.O.D.C. S 61 degrees 27' 02" W. 198.53 feet to an iron pin;

THENCE, continuing with said line N. 87 degrees 59' 06" W 291.51 feet to an iron pin in the easterly right-of-way line of Briley Parkway;

THENCE, with said right-of-way line with a curve to the left I 04.58 feet to a concrete monument, said curve having a central angle of 25 degrees 56' 21 ", a radius of 231.00 feet, a tangent of 53.20 feet and a chord of N. 21 degrees 10' 51" E. 103.69 feet;

THENCE, continuing with said line N. 07 degrees 51' 41" E. 115.70 feet to the point of beginning.

Description Reference: Described according to boundary survey by Mark E. Sawyer, Tennessee Surveyor license no. 1649, dated February 26, 1993. File/Job no. 7606-77.

Being Parcel 2 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is unimproved property.

PARCEL 3:
Map/Parcel Number: 062-00-0-227.00

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Music Valley Drive, north of Music City Circle, being more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way line of Music Valley Drive, said iron pin being northwesterly 1,600 feet more or less from the centerline of Music City Circle; Thence leaving said right-of-way line with the westerly line of Tract No. 2, S 49° 25' 00" W, I 06.50 feet to an iron pin; Thence continuing with said line S 00° 08' 25" E, I 01.84 feet to an iron pin;

Thence with the southerly line of said Tract No. 2 S 82° 52' 00" E, 41.00 feet to a concrete monument at the northwesterly comer of Frank Rudy Estates, Phase 1, as of record in Book 6200, page 826, Register's Office of Davidson County; Thence with the westerly line of said Phase 1, S 07° 08' 00" W 187. 14 feet to a concrete monument in the northerly line of property conveyed to Music Valley Acres, Inc. by deed of record in Book 6364, page 404, Register's Office for Davidson County; Thence with said northerly line of North 82° 29' 28" West 632.87 feet to an old planted stone in the easterly line of property conveyed to Gleaves Farm Ltd. by deed of record in Book 6849, page 546, Register's Office of Davidson County, Tennessee; Thence with said easterly line the following calls: North 01 ° 46' 35" East 63.50 feet to an iron pin; North 00° 08' 33" West 588.36 feet to an old iron pipe; South 85° 09' 40" East 316.59 feet to a 2 inch pipe; North 03° ·I 8' 55" East 179.07 feet to an iron pin in the westerly right of way line of Music Valley Drive; Thence with said right-of-way line South 39° 53' 36" East 635.53 feet to the point of beginning.

Being Parcel 3 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is unimproved property.

PARCEL 4:
Map/Parcel Number: 062-00-0-269.00

Beginning at an iron rod situated in the southerly margin of McGavock Pike, said point also being the northwesterly corner of the Two Rivers Baptist Church property of record in Book 11534, Page 628, in the Register's Office for Davidson County, Tennessee.

Thence along said road, S 84°10'10" E, a distance of 68.18 feet to an iron rod;

Thence along said road. S 80°22'12" E, a distance of 125.03 feet to an iron rod;

Thence along said road, S15°06'38" W, a distance of 29.47 feet to an iron rod;

Thence, leaving said road, N 89°55'17" W, a distance of 65.61 feet ton concrete monument;

Thence, S 07°'47'28" W, a distance of 115.70 feet to a concrete monument;

Thence, along a curve to the right, having a central angle of 18°36'09", a radius of 320.77 feet, a tangent of 52.54 feet, a length of 104.15 feet and having a chord which bears S 21°06'38" W, a distance of 103.69 feet to an iron rod;

Thence, S 88°03'19" E, a distance of 291.66 feet to an iron rod:

Thence, N 60°50'44" E, a distance of 185.06 feet to a concrete monument situated in the southerly margin of McGavock Pike;

Thence, along said road, S 52°36'58" E, a distance of 73.87 feet to a concrete monument;

Thence, along said road, S 44°44'50" E, a distance of 113.13 feet to a concrete monument;

Thence, along a curve to the right, having a central angle of 20°29'00", a radius of 924.93 feet, a tangent of 167.12 feel, a length of 330.66 feet and having a chord which bears S 29°46'10" E, a distance of 328.9l feet to a concrete monument;

Thence, along said road, N 70°20'23" E, a distance of 6.00 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 04°03'24", a radius of 930.93 feet, a tangent of 32.97 feet, a length of 65.9l feet and having a chord which bears S 17°38'14" E, a distance of 65.90 feet to an iron rod;

Thence, along said road, S 15°23'57" E, a distance of 312.58 feet to an iron rod;

Thence, leaving said road, N 88°30'38" W, a distance of 114.96 feet to an iron rod;

Thence, N 15°23'57" W, a distance of 96.88 feet to an iron rod;

Thence, N 88°30'38" W, a distance of 283.17 feet to an iron rod;

Thence, N 46°05'20" W, a distance of 88.11 feet to an iron rod;

Thence, S 66°17'54" W, a distance of 171.19 feet to an iron rod;

Thence, N 27°44'09" W, a distance of 17.35 feet to an iron rod;

Thence, S 66°39'15" W, a distance of 70.95 feet to an iron rod;

Thence, S 15°55'55" W, a distance of 13.17 feet to an iron rod;

Thence, S 77°46'16" W, a distance of 294.17 feet to an iron rod;

Thence, N 08°02'00" W, a distance of 301.05 feet to a concrete monument;

Thence, N 17°55'17" E, a distance of 125.25 feet to a concrete monument;

Thence, N 03°55'54" E, a distance of 106.98 feet to a concrete monument;

Thence, N 02°19'59" E, a distance of 163.47 feet to an iron rod;

Thence, N 07°17'43" W, a distance of 162.27 feet to an iron rod;

Thence, N 48°40'05" E, a distance of 58.31 feet to an iron rod;

Thence, N 84°06'37" E, a distance of 32.42 feel to an iron rod;

Thence, 07°11'00" E, a distance of 60.82 feet to the point of beginning and containing 593,737,505 square feet or 13.630 acres of land, described according to the ALTA/ACSM Land Title Survey, dated July 8, 2010, last revised July 29, 2010, prepared by Ernest Medlin, Tennessee No. 283, Dale & Associates, 516 Heather Place, Nashville. Tennessee 37204, Project No. 10027.

Being Parcel 4 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is improved property located at Briley Parkway and McGavock Pike in Nashville, Davidson County, Tennessee.

PARCEL 5:
Map/Parcel Number: 062-13-0-129.00
062-13-0-130.00

A parcel of land in the 1st Civil District of Davidson County, Tennessee, being Lots No. 1, 2 and 3 on the plat of George I. Waddey's Subdivision of the westerly 300 feet of the I. W. Richardson tract of land. Being more particularly described as follows:

Beginning at the intersection of the south right-of-way of McGavock Pike, and the west right-of-way of a 50-foot unnamed street, said point being the northeast corner of Lot No. 1 as shown on the above described subdivision plat;

Thence, along the west right-of-way of the 50-foot unnamed street S 5° 24' E, 224.88 feet to an iron pin;

Thence, S 27° 39' E, 161.7 feet along the west right-of-way of the 50-foot unnamed street to the southeast corner of Lot No. 3 as shown on the previously mentioned subdivision plat;

Thence, S 74° 10' W, 300.0 ± feet along the common line of Lots No. 3 and 4 as shown on the above described subdivision plat, to the low water mark of the Cumberland River;

Thence, with the meandering low water line of the Cumberland River, in a northwest direction 268 ± feet to a point;

Thence, S 86° 40' E, 275 ± feet along the north line of Lot No. 2 and the south line of the Hugh Claughton Lot to a point, the southwest corner of Lot No. 1;

Thence, N 18° 21' W, 241.3 feet along the east line of said Hugh Claughton Lot and the west line of Lot No. 1 said subdivision to a point in the south right-of-way of McGavock Pike;

Thence, S 87° 05' E, 100.0 feet along the south right-of-way of McGavock Pike, to the point of beginning.

Containing 78,844 ± square feet or 1.81 ± acres.

LESS AND EXCEPT THE FOLLOWING real property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed from RHP Corporate Properties, LLC, of record in Instrument No. 20170622-0063043, Register's Office for Davidson County, Tennessee:

A tract of land in the Seventh Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Parcel 127 on Tax Map 62-13 and being more particularly described as follows:

A parcel of land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 1 on the plat of George I. Waddey's Subdivision of the westerlyy 300 feet of the I. W. Richardson tract of land, containing 0.49 acres, more or less.

Being a portion of Parcel 5 conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is unimproved property.

PARCEL 6:
Map/Parcel Number: 062-13-0-132.00

A parcel of land located in the 1st Civil District of Davidson County, Tennessee, being Lot No. 5 on the plat of George I. Waddey's Subdivision of the westerly 300 feet of the I. W. Richardson tract and being more particularly described as follows:

Beginning at a point in the west right-of-way of a 50-foot unnamed street, said point being the common corner of Lots No. 4 and 5 as shown on the above described subdivision plat and being S 5° 24' E, 224.88 feet, S 27° 39' E, 261.7 feet from the intersection of the south right-of-way of McGavock Pike and the west right-of-way of the 50-foot unnamed street;

Thence, S 27° 39' E, 100.0 feet along the west right-of-way of the 50-foot unnamed street, to a

point, the common corner of Lots No. 5 and 6 as shown on previously described subdivision plat;

Thence, S 74° 10' W, 300 ± feet along the south line of Lot No. 5 and the north line of Lot No. 6 to the low water line of the Cumberland River;

Thence, with the meandering low water line of the Cumberland River in a northwest direction 100 ± feet to a point;

Thence, N 74° 10' E, 300 ± feet with the common line of Lots No. 4 and 5 to the point of beginning.

Containing 29,621 ± square feet or 0.68 ± acre.

Being Parcel 7 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is unimproved property.

PARCEL 7:
Map/Parcel Number: 062-13-0-133.00

Being a parcel of land in the First Civil District, Fifteenth Councilmanic District of Davidson County, Nashville, Tennessee, located to the south of McGavock Pike, on the southwest margin of Riverview Drive, being Lot 6 on the map of George I. Waddey's Subdivision of the westerly 300 feet of the I. W. Richardson Tract not of record, being more particularly described as follows:

BEGINNING at an iron rod (old) in the southwesterly right-of-way of Riverview Drive (SO' Right-of-Way), at the common comer of Lots 5 & 6 in said George I. Waddey's Subdivision;

THENCE, with said Riverview Drive S 28° 02' 24" E, 67.48 feet to an iron rod (new) at the southerly terminus of said Riverview Drive;

THENCE, leaving the right-of-way of said Riverview Drive N 61 ° 57' 36" E, 25.00 feet to an iron rod (n) in the centerline of the terminus of said Riverview Drive;

THENCE, with the centerline of a portion of said Riverview Drive having been abandoned by Metro Council Ordinance 096-552, S 28° 02' 24" E, 36.81 feet to an iron rod (n) in the centerline of said abandoned Riverview Drive;

THENCE, leaving said centerline S 72° 11' 41" W, passing an iron rod (o) at 25.40 feet in the abandoned southwesterly right-of-way of Riverview Drive, and at the common comer of Lots 6 & 7 in said George I. Waddey's Subdivision, continuing with said Lot 7, being witnessed by an iron rod (n) at 300.40 feet, and continuing for a total 325.40 feet to the low water mark of the Cumberland River;

THENCE, with said low water mark N 27° 50' 20" W, 101.73 feet to the southeast comer of Lot 5 in said George I. Waddey's Subdivision;

THENCE, with said Lot 5 N 72° 34' 18" E, being witnessed by an iron rod (n) at 25.00 feet, and continuing for a total 300.00 feet to the Point of Beginning;

Containing 30,601 Square Feet or 0.70 Acres, more or less.

Being Parcel 8 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is improved property known as 2189 Riverview Drive, Nashville, Tennessee.

PARCEL 8:
Map/Parcel Number: 062-13-0-134.00

A parcel of land in the lst Civil District of Davidson County, Tennessee, being Lot No. 7 on the plat of George I. Waddey's subdivision of the westerly 300 feet of the I. W. Richardson's land and being more particularly described as follows:

Beginning at a point in the west right-of-way of a 50-foot unnamed street, the common comer to Lots No. 6 and 7 as shown on the above described subdivision plat, said point being S 5° 24' E, 224.88 feet, S 27° 39' E, 461. 7 feet from the intersection of the south right-of-way of McGavock Pike and the west right-of-way of the 50-foot unnamed street;

Thence, S 27° 39' E, 197.7 feet along the west right-of-way of a SO-foot unnamed street passing the terminus of said 50 foot unnamed street at a distance of 147.7 feet from the beginning to a point in the north boundary of a 2.5 acre tract of land conveyed to Margueritte D. Lynch, Trustee as recorded in Deed Book 5241, Page 878, R.O.D.C.;

Thence, N 82° 03' W, 366.3 ± feet along the north boundary of the above described 2.5 acre tract to the low water line of the Cumberland River;

Thence, with the meandering low water line of the Cumberland River in a northwest direction 40 ± feet;

Thence, N 74° 10' E, 300 ± feet along the common line of Lots No. 6 and 7 to the point of beginning.

Containing 36,155 ± square feet or 0.83 ± acre.

Being Parcel 9 of the property conveyed to RHP Corporate Properties, LLC by deed from Gaylord Entertainment Company of record in Instrument No. 20121001-0089164, Register's Office for Davidson County, Tennessee.

This is unimproved property.

32203314.2

Certificate of Authenticity

I, Lucretia Albert, 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 December 28, 2021.

Date

Lucretia Albert

Affiant Signature

12/28/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of December, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

202112290170865