Karen Johnson Davidson County
Batch# 991734 DEEDQC
04/13/2023 09 54 22 AM 3 pgs
Fees $17 00 Taxes $0 00
20230413-0027130

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

RiverBend Sports, LLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
085-07-0-141.00

State of T
County o

The Actual Consideration or
Value, whichever is greater,
for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to
before me, this the 30th day
of March, 2023.

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Crowell
Notary Public

My Commission Expires.
12/14/25

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ty Mathews and Meg Mathews, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **RiverBend Sports, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 240 Downeymeade Drive, Nashville, TN 37214 & 241 Downeymeade Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of March, 2023.

Ty Mathews **Meg Mathews**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ty Mathews and Meg Mathews**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of March, 2023.

My commission expires: 01/11/2026 Marina Smolyaninova
Notary Public

MARINA SMOLYANINOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Parcel One:

Beginning at a concrete monument in the boundary of Sanford Country Club Estates, Section IV, being at the northwesterly end and on the southwesterly side of Downeymeade Drive; thence with the northerly line of Sanford Country Club Estates, Section IV, as follows:
S 47 deg. 11' W 230.0 feet, S 71 deg. 04' W 119.78 feet, N 67 deg. 12' W 200.28 feet to a concrete monument, S 79 deg. 04' W 270.0 feet, S 52 deg. 56' W 257.0 feet to a concrete monument at the corner of the Donelson Christian School property; thence with the northeasterly line of the Donelson Christian School N 53 deg. 14' W 726.0 feet, (crossing an iron pin at 626.0), to the approximate low water of Stones River; thence with the approximate low water of Stones River as follows: N 45 deg. 43' E 237.73 feet; N 57 deg. 44' E 234.07 feet; N 67 deg E 247.22 feet; N 72 deg 24' E 215.06 feet; N 80 deg. 31' E 273.67 feet; thence leaving Stones River S 27 deg. 31' E (crossing an iron pin at 75.14 feet), 480.47 feet to an iron pin; thence south 47 deg. 11' W 50.00 feet; thence S 60 deg 42' E 300.0 feet to the point of beginning, containing 17.961 acres, more or less

Also included is an egress and ingress easement 50 feet wide beginning at the present end of Downeymeade Drive and running northwesterly adjacent to an parallel to the northeasterly boundary described above for a distance of 300 feet, this easement being an extension of Downeymeade Drive.

Being the same property conyeyed to Civitan Club Foundation of Donelson, Tennessee, Inc. from Southern Ohio Bank by Warranty Deed dated December 1, 1977 of record in Book 5230, Page 308, Register's Office of Davidson County, Tennessee.

Being also known as 240 Downeymeade Drive, Nashville, TN 37214.

Parcel Two:

Land in Davidson County, Tennessee, being described according to a survey by HLS Consulting Engineers, dated February 24, 1984, as follows:

Beginning at a concrete monument in the boundary of Sanford Country Club Estates, Section IV, being at the northwesterly end and on the southwesterly side of Downeymeade Drive; thence from the point of beginning, North 60 deg. 42 min. West 300 feet along the existing easterly boundary of the Donelson Civitan Club to a point; thence continuing along the Civitan Club boundary North 47 deg. 11 min. East 50 feet to an iron pin; thence continuing along the Civitan Club boundary North 27 deg. 31 min. West 480.47 feet to the approximate low water of Stones River, crossing an iron pin at 405.13 feet; thence along the approximate low water of Stones River North 84 deg. 32 min East 177.15 feet to a point; thence South 27 deg. 31 min. East 665.06 feet to a point being the northerly corner of the end of Downeymeade Drive on the northeasterly side, crossing an iron pin at 70 feet; thence South 47 deg. 11 min. West to the point of beginning, and containing 2.49 acres, more or less.

Being the same property conveyed to Ty Mathews and Meg Mathews, husband and wife, from The Donelson Civitan Foundation, Inc, by Warranty Deed dated 03/11/2022, of record in Instrument No. 20220314-0029505, Register's Office of Davidson County, Tennessee.

Being also known as 241 Downeymeade Drive, Nashville, TN 37214.