Karen Johnson Davidson County
Batch# 991734 DEEDQC
04/13/2023 09 54 22 AM 3 pgs
Fees. $17 00 Taxes $0.00
20230413-0027131

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:

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

Send Tax Bill to:
Owner

Map-Parcel Numbers:
085-00-0-055 00

State of
County

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
Notary Public

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

My Commission Expires:
12/16/25

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, **Tyler Hall Mathews and wife, Megan Ashley Mathews** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Nashville Sports Parks, 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 2326 Jackson Downs Boulevard, Nashville, TN 37214

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

Tyler Hall Mathews

Megan Ashley 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 **Tyler Hall Mathews and Megan Ashley 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

LAND in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located between the easterly right-of-way line of Jackson Downs Boulevard and the westerly bank of the Stones River, and being more particularly described as follows

BEGINNING at a point in the easterly right-of-way line of Jackson Downs Boulevard, 461 33 feet south of the southeasterly intersection of the right-of-way lines of Jackson Downs Boulevard and Lebanon Pike as measured along said easterly right-of-way line of Jackson Downs Boulevard, THENCE, leaving said right-of-way line along a curve to the right 495 49 feet to a point, said curve having a central angle of 21 deg 20' 13", a radius of 1330 53 feet, a tangent of 250 65 feet, and a chord of S 01 deg 36' 37" E, 492 63 feet, THENCE, S 80 deg 56' 31" E, 701 17 feet to a point on the westerly bank of the Stones River, THENCE, with said westerly bank of the Stones River the following calls S 03 deg 38' 00" W, 219 77 feet to a point, S 12 deg 48' 00" W, 250 00 feet to a point, S 23 deg 36' 35" W, 150 00 feet to a point, S 28 deg 38' 00" W, 350 05 feet to a point, S 42 deg 10' 00" W, 212 10 feet to a point, THENCE, leaving said westerly bank of Stones River the following calls, 37 deg 30' 00" W, 122 00 feet to a point, S 52 deg 30' 00" W, 250 00 feet to a point, N 37 deg 30' 00" W, 400 00 feet to a point, S 52 deg 30' 00" W, 150 00 feet to a point, N 37 deg 30' 00" W, 219 00 feet to a point to the easterly right-of-way line of Jackson Downs Boulevard, THENCE, with said right-of-way line the following calls Along a curve to the left 144 66 feet to a point, said curve having a central angle of 19 deg 16' 31", a radius of 430 00 feet, a tangent of 73 02 feet, and a chord of N 25 deg 46' 05" E, 143 98 feet, N 16 deg 07' 50" E, 189 97 feet to a point, Along a curve to the right 91 95 feet to a point, said curve having a central angle of 14 deg 14' 17", a radius of 370 00 feet, a tangent of 46 21 feet, and a chord of N 23 deg 14' 58" E, 91 71 feet, N 30 deg 22' 07" E, 550 05 feet to a point, Along a curve to the left 468 93 feet to the point of beginning, said curve having a central angle of 42 deg 38' 50", a radius of 630 00 feet, a tangent of 245 93 feet, and a chord of N 09 deg 02' 42" E, 458 18 feet, containing 1,004,115 square feet or 23 05 acres, more or less

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to John J Kuczma, Jr , in Instrument No 20010521-0052394, Register's Office for Davidson County, Tennessee, and being more particularly described as follows

Being a parcel of land in First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located east of Jackson Downs Boulevard, approximately 700 feet west of Stones River and approximately 900 feet south of Lebanon Pike and being more particularly described as follows

BEGINNING at an existing iron pin, said pin being on the northern boundary of Parcel 55 Tax Map 85, said pin being the southwest corner of Parcel 91 Tax Map 85, said pin being the southeast corner of parcel described, THENCE, with a severance line N 60° 20' 22" W, 94 34 feet to a point on the easterly right-of-way of Jackson Downs Boulevard, THENCE, with said easterly right-of-way of Jackson Downs Boulevard along a curve to the left 461 15 feet to a point, said curve having a central angle of 41° 56' 24", a radius of 630 00 feet, a tangent of 241 46 feet, and a chord of N 08° 41' 28" E, 450 93 feet, THENCE, leaving said easterly right-of-way of Jackson Downs Boulevard with the westerly boundary of Parcel 91 Tax Map 85 along a curve to the right 495 49 feet to the point of beginning, said curve having a central angle of 21° 20' 13", a radius of 1330 53 feet, a

tangent of 250 65 feet, and a chord of S 01° 36' 36" E, 492 63 feet, containing 14,798 82 square feet or 0 34 acres, more or less according to a survey of Ronald W Ferguson, TN Lic No 1972, Barge, Waggoner, Sumner and Cannon, Inc , dated November 29, 2000, File No 27225-02

BEING the same property conveyed to Tyler Hall Mathews and wife, Megan Ashley Mathews, by Special Warranty Deed from Donelson Christian Academy, Inc , a Tennessee Not For Profit Corporation, A/K/A Donelson Christian Academy, dated 12/18/2015 and recorded 12/28/2015 in Instrument No 20151228-0129592, in the Register's Office of Davidson County, Tennessee