Karen Johnson Davidson County
Batch# 1091335 DEEDWARRSP
01/12/2024 03:20:30 PM 6 pgs
Fees: $33.00 Taxes: $4,607.24
20240112-0002905

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Go Outdoors Blue Turtle, LLC c/o Monarch Alternative Capital LP 535 Madison Avenue New York, New York 10022	Map/Parcel Nos. 53-8-1.00 53-8-145.00 53-8-147.00	Go Outdoors Blue Turtle, LLC c/o Monarch Alternative Capital LP 535 Madison Avenue New York, New York 10022
This instrument prepared by: Ann Peldo Cargile, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 is hereby acknowledged, **METRO MARINAS, LLC**, a Tennessee limited liability company (the "Grantor"), having an address at 308 Letterman Road, Knoxville, Tennessee 37919, does hereby bargain, sell, set over and sells, and by these presents transfers and conveys to **GO OUTDOORS BLUE TURTLE, LLC**, a Delaware limited liability company (together with its successors and/or assigns forever, the "Grantee"), the real property described on Exhibit A, attached hereto and incorporated herein by this reference, including without limitation, all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This is improved property located at 2001 Riverside Road and 2109, 2011 and 0 Lakeshore Drive, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever, and covenant that we are lawfully seized and possessed of the Property, have good right title and interest to convey it, subject only to the Permitted Encumbrances

STATE OF TENNESSEE

COUNTY OF KNOX

The actual consideration or value, whichever is greater, for this transfer is $1,245,200.00

Affiant

Subscribed and sworn to before me this 14th day of December, 2023.

Notary Public

My Commission Expires: 04/29/2026

AMY D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY My Commission Expires APR 29, 2026

Grantor covenants with the Grantee, and its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 3RD day of ~~December, 2023.~~ JANUARY, 2024

GRANTOR:

METRO MARINAS, LLC,
a Tennessee limited liability company

By: _____
Name: Darby Campbell
Title: President

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, Amy D. Davis, the undersigned, a Notary Public in and for said County and State aforesaid, Darby Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who is the President of METRO MARINAS, LLC, the within named bargainor, a Tennessee limited liability company, and who upon oath acknowledged that he executed the within instrument for the purposes contained therein, in his capacity as President of METRO MARINAS, LLC.

WITNESS my hand and seal at office in Knox County, Tennessee, on this 4th day of December, 2023.

_____
Notary Public
My Commission Expires: 04/29/2026

AMY D. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
My Commission Expires April 29, 2026

[Signature Page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:
LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PROPERTY SHOWN ON THE PLAN OF DABB'S AND ELLIOTT'S SUBDIVISION AT OLD HICKORY, AS OF RECORD IN BOOK 547, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

PARCEL 1:

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO THE UNITED STATES GOVERNMENT BY J.M. PUCKETT AND WIFE, BY DEED OF RECORD IN BOOK 2149, PAGE 101, SAID REGISTER'S OFFICE; THENCE WITH THE UNITED STATES BOUNDARY LINE, N 45° 22' W 361 FEET TO AN IRON PIN; THENCE S 25° 44' W 374 FEET TO AN IRON PIN; THENCE S 80° 45' W 57.7 FEET TO AN IRON PIN; THENCE S 49° 55' E 291.8 FEET TO AN IRON PIN IN THE NORTHWESTERLY MARGIN OF 24TH STREET; THENCE WITH SAID MARGIN, N 40° 30' E 360.6 FEET TO THE BEGINNING.

WHICH PREMISES ALSO BEING DESCRIBED AS FOLLOWS:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
THAT PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN AND RECORDED IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE, IN RECORD BOOK 547 AT PAGE 127 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 4"X4" CONCRETE MONUMENT BEING GOVERNMENT MONUMENT B-248-1 AS SHOWN ON THE OLD HICKORY LOCK AND DAM 5TH SUPPLEMENTAL AGREEMENT TO LEASE NO. DACW62-1-00-0025 TO METRO MARINAS, LLC, EXHIBIT A-4, ALSO BEING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY:
THENCE S 44°18'44" W A DISTANCE OF 340.34' TO A FOUND 1/2" OPEN TOP PIPE; THENCE
N 46°37'00" W A DISTANCE OF 179.77' TO A POINT;
THENCE N 53°41'19" W A DISTANCE OF 122.30' TO A POINT;
THENCE N 82°07'18" E A DISTANCE OF 57.10' TO A POINT; THENCE
N 30°03'54" E A DISTANCE OF 373.97' TO A POINT;
THENCE S 38°09'27" E A DISTANCE OF 361.00' TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT(S) BENEFITING PARCEL 1 CONTAINED IN PERPETUAL EASEMENT OVER THE FOLLOWING TRACT OF LAND:

BEGINNING AT A RAILROAD SPIKE, BEING THE SOUTHEAST CORNER OF A 15-FOOT ACCESS RIGHT OF WAY, SAID SPIKE BEING IN THE NORTH RIGHT OF WAY OF LAKE SHORE DRIVE (FORMERLY PITTS AVENUE), AND BEING N 49° 55' W 190.1 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF THE J.M. PUCKETT PROPERTY; THENCE ALONG THE EASTERLY MARGIN OF SAID 15-FOOT ACCESS, WITH A CURVE, HAVING A CENTERLINE RADIUS OF 376.04 FEET, A CURVE DISTANCE OF 117.39 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY MARGIN OF SAID ACCESS N 65° 28' E 33.2 FEET TO A RAILROAD SPIKE IN THE SOUTHWEST BOUNDARY OF THE PREVIOUS DESCRIBED 2.75 MORE OR LESS ACRE TRACT, SAID SPIKE BEING LOCATED N 49° 55' W 166.0 FEET FROM THE SOUTHWEST CORNER OF 2.75 MORE OR LESS ACRE TRACT; THENCE WITH THE SOUTHWEST BOUNDARY OF SAID 2.75 MORE OR LESS ACRE TRACT N 49° 55' W 15.56 FEET TO A RAILROAD SPIKE; THENCE WITH THE WESTERLY MARGIN OF SAID 15-FOOT ACCESS S 65° 28' W

29.2 FEET TO A POINT; THENCE CONTINUING WITH THE WESTERLY MARGIN OF SAID 15-FOOT ACCESS, A CURVE DISTANCE OF 122.17 FEET TO A RAILROAD SPIKE IN THE NORTH RIGHT OF WAY OF LAKE SHORE DRIVE; THENCE WITH THE NORTH RIGHT OF WAY OF LAKE SHORE DRIVE S 49° 55' E 15.0 FEET TO POINT OF BEGINNING.

TRACT 2:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF PARCEL "A", SECTION "F", REVISED ON THE PLAN OF VILLAGE OF OLD HICKORY, OF RECORD IN BOOK 1424, PAGE 131, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST TERMINUS OF PITTS STREET, WHERE THE SAME INTERSECTS THE EASTERLY LINE OF SAID PARCEL "A" SHOWN ON SAID PLAN; THENCE WITH THE EAST LINE OF PARCEL "A", NORTH 44 DEGREES 06 MINUTES EAST 100 FEET; THENCE NORTH 45 DEGREES 44 MINUTES WEST 100 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES WEST 100 FEET TO A POINT WHICH WOULD BE THE EXTENSION OF THE NORTHERLY LINE OF PITTS STREET, IF EXTENDED, THENCE SOUTH 45 DEGREES 44 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING.

TRACT 3:

PROPERTY LOCATED IN THE CITY OF LAKEWOOD, 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT AN IRON PIN SET AT THE SOUTHERNMOST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID POINT OF BEGINNING BEING LOCATED S 44° 08' 00" W - 49.00'; THENCE N 45° 44' 00" W - 56.44' FROM THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF 22ND STREET AND THE NORTH RIGHT-OF-WAY OF LAKESHORE DRIVE (FORMERLY PITTS STREET). THENCE FROM THE TRUE POINT OF BEGINNING, N 45° 44' 00" W -97.42' TO AN IRON PIN SET IN THE EASTERLY LINE OF THE CORPS OF ENGINEERS PROPERTY; THENCE N 44° 06' 00" E - 70.00' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF THE LAKESHORE POINTE CONDOMINIUMS; THENCE S 45° 44' 00" E- 97.18' TO AN IRON PIN SET; THENCE S 43° 51' 50" W - 70.00' TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS THAT IS 25 FEET WIDE AND A 10-FOOT-WIDE UTILITY EASEMENT BENEFITING PARCEL 1 CONTAINED IN DEED AS DESCRIBED IN INSTRUMENT NO. 200907170067126, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 1 OF TRACT 1, TRACT 2, AND PARCEL 1 OF TRACT 3 BEING THE SAME PROPERTY CONVEYED TO METRO MARINO, LLC BY WARRANTY DEED FROM BLACKJACK COVE, LLC TO METRO MARINO, LLC, DATED AS OF JUNE 27, 2014, AND RECORDED IN RECORD JULY 27, 2014 AS DOCUMENT NO. 20140627-0056742, IN DAVIDSON COUNTY REGISTER OF DEED OFFICE.

Tennessee Certification of Electronic Document

I, Sherri Doulin, 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 January 3, 2024.

Affiant Signature

January 5, 2024
Date

State of New York

County of New York

On the 5th day of January, in the year 2024 Personally appeared before me, Ken Wong a notary public for this county and state, Sherri Doulin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____
Notary' Seal (if on paper)

Kenneth R. Wong
Notary Public, State of New York
No. 01W04967932
Qualified In New York County
Commission Expires 06-11-2026