Karen Johnson Davidson County
Batch# 1094677 DEEDQC
01/26/2024 10:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240126-0005394

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, NY 10022	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, NY 10022
This instrument prepared by: Fried, Frank, Harris, Shriver & Jacobson, One New York Plaza, New York, New York, 10004, Attn: Melissa Meyrowitz, Esq.		

QUITCLAIM DEED
(CONVEYANCE OF IMPROVEMENTS ONLY)

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, METRO MARINAS, LLC, a Tennessee limited liability company, (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to GO OUTDOORS BLUE TURTLE, LLC, a Delaware limited liability company (the "Grantee"), Grantee's assigns, all of Grantor's right, title, and interest in and to the buildings, improvements and fixtures (collectively, the "Improvements") located on certain real property located in Davidson County, Tennessee, which land is more particularly described on Exhibit A attached hereto (the "Property").

The Improvements have an address of 2001 Riverside Road and 2109, 2011 and 0 Lakeshore Drive, Old Hickory, Davidson County, Tennessee.

The Improvements on the Property are conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE

COUNTY OF KNOX

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 14th 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 Affidavit of Consideration - Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim 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 14th 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 Quitclaim Deed]

SITUATED IN THE FOURTH (4TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING PORTIONS OF USA GOVERNMENT OWNED TRACT NOS. A-150-1, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-262 AND B-279 AND BEING MORE PARTICULARLY DESCRIBED IN THAT LEASE BY AND BETWEEN THE SECRETARY OF THE ARMY AND GO OUTDOORS BLUE TURTLE, LLC, DATED January 3, 2024 AND IDENTIFIED AS LEASE NO. DACW62-1-23-0582, BEING MORE PARTICULARLY

DESCRIBED AS:

COMMENCING FROM USA MONUMENT B-279-1, SAID POINT BEING ON THE USA GOVERNMENT BOUNDARY LINE;
THENCE FOLLOWING THE GOVERNMENT BOUNDARY LINE:
N 37°48'23" W 191.17 FEET TO USA MONUMENT B-250-1;
N 40°42'39" W 147.73 FEET TO USA MONUMENT B-249-1;
N 79°59'32" W 44.96 FEET TO USA MONUMENT B-249-0;
N 25°15'11" W 152.61 FEET TO USA MONUMENT B-248-1;
N 40°48'55" W 378.5 FEET TO USA MONUMENT B-248-2;
S 30°45'16" W 366.67 FEET TO USA MONUMENT B-248-3;
N 40°48'54" W 75.7 FEET TO USA MONUMENT B-248-4;
N 21°48'05" W 168.29 FEET TO USA MONUMENT B-244-1;

S 41°33'09" W 153.12 FEET TO USA MONUMENT B-244-2;
N 44°03'40" W 112.34 FEET TO USA MONUMENT B-244-3;
S 39°48'20" W 101.7 FEET TO USA MONUMENT B-244-4;
S 43°52'36" E 93.93 FEET TO USA MONUMENT B-244-5;
S 35°32'14" W 44.8 FEET TO USA MONUMENT B-247-1;
S 45°21'37" W 292.79 FEET TO USA MONUMENT B-247-2;
S 87°16'25" W 54.75 FEET TO USA MONUMENT B-247-3;
N 6°06'56" W 73.33 FEET TO USA MONUMENT B-247-4;
N 56°40'43" W 336.58 FEET TO USA MONUMENT B-247-5;
N 10°43'03" E 184.86.17 FEET TO USA MONUMENT B-246-1;
N 28°36'38" E 358.93 FEET TO USA MONUMENT B-245-1;
N 28°56'32" E 232.46 FEET TO USA MONUMENT B-262-1;
N 10°18'18" E 174.69 FEET TO USA MONUMENT B-262-2;
N 87°23'51" E 172.05 FEET TO USA MONUMENT B-244-6;
THENCE LEAVING THE GOVERNMENT BOUNDARY LINE AND FOLLOWING THE LEASE LINE:
N 54°11'45" E 284.82 FEET TO A POINT ALONG THE LEASE LINE;
S 68°25'43" E 321.1 FEET TO A POINT ALONG THE LEASE LINE;
S 56°50'31" E 311.07 FEET TO A POINT ALONG THE LEASE LINE;
S 36°33'27" E 827.79 FEET TO A POINT ALONG THE LEASE LINE;
S 11°42'02" W 299.63 FEET TO A POINT ALONG THE LEASE LINE;
S 26°24'46" W 253.89 FEET TO USA MONUMENT B-279-1.

THE GOVERNMENT BOUNDARY LINE IN THE FOREGOING DESCRIPTION IS BASED ON SURVEY SHEET 2 FOR OLD HICKORY LOCK AND DAM PERFORMED IN 1952. THE LEASE LINE OF THE FOREGOING DESCRIPTION IS BASED ON INFORMATION PROVIDED ON EXHIBIT "A" OF THE LEASE DOCUMENT THAT IS DEPICTED USING SURVEY, GEOGRAPHIC INFORMATION SYSTEMS TECHNOLOGY AND NAD 1983 TENNESSEE STATE PLANE COORDINATES

Tennessee Register of Deeds Association
President Sheena R Tinsley

I, Margo Zhao, 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

Date: January 3, 2024
State of New York
County of New York
Sworn to and subscribed before me this 3rd day of January, 2024

Notary's Signature

JED LEVINE
Notary Public, State of New York
No. 01LE6109294
Qualified in Queens County
Commission Expires 5/3/2024

MY COMMISSION EXPIRES: May 3, 2024
Notary's Seal (if on paper)