Karen Johnson Davidson County
Batch# 1246205 DEEDWARR
03/14/2025 11:06:30 AM 7 pgs
Fees: $38.00 Taxes: $6,475.00
20250314-0018848

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38521-02-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2025. Notary Public My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: The Ensworth School Office of the CFO 7401 Highway 100 Nashville, TN 37221	**Send Tax Bills To:** The Ensworth School Office of the CFO 7401 Highway 100 Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 15600009600 & 15600012600, 15600013800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bellevue Baseball, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Ensworth School, a Tennessee Nonprofit Corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 617 & 621 McPherson Dr. and 0 Old Hickory Blvd, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of March, 2025.

Bellevue Baseball, LLC, a Tennessee limited liability company

BY: _____, Non-Member Manager

Robert Echols, Non-Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert Echols, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Non-Member Manager of Bellevue Baseball, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2025.

_____
Notary Public

My Commission Expires:

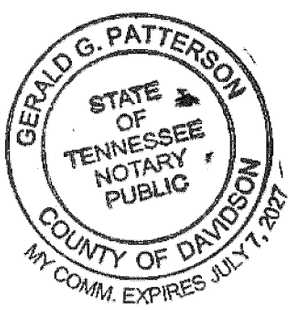


EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being property commonly known as Babe Ruth Park, and described according to a survey by Barge-Waggoner, Sumner & Cannon, dated December 19, 1975, being Job No. 5457, as follows:

Beginning at a point in the common boundaries of Lots Nos. 38 and 39, Harpeth Balley Park, Section I, of record in Plat Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee; thence S 81 degrees 24' E 655 feet to an iron pin; thence S 14 degrees 39' W 671.3 feet to an iron pin; thence S 85 degrees 55' W 591.0 feet to an existing concrete monument; thence N 5 degrees 15' E 170 feet to a concrete monument; thence N 20 degrees 15' E 308 feet to a concrete monument; thence N 4 degrees 47' W 306.3 feet to an existing concrete monument; thence N 29 degrees 58' E 30 feet to the point of beginning, and containing ten acres, more or less.

TRACT II:
A tract of land in Nashville, Davidson County, Tennessee, being generally located east of Section 3, Harpeth Valley Park Subdivision, as evidenced in Book 4175, page 15, R.O.D.C. and South of the Bellevue Exchange Club Foundation tract, as evidenced in Book 5833, page 586, R.O.D.C., and being more particularly described as follows:

Beginning at aniron pin, the southeasterly most corner of said Bellevue Exchange Club Foundation tract; said iron pin being N 85 degrees 55" E a distance of 591.00' from a concrete monument in the Southerly line of said Section 3, Harpeth Valley Park Subdivision, thence leaving said iron pin and severing the lands of Cecil Branstetter, as evidence in Book 7277, page 50, R.O.D.C., Tn., S 14 degrees 39" W a distance of 277.62' to a point in the Southerly line of said Bellevue Exchange Club Foundation, thence with said Southerly line of the Bellevue Exchange Club Foundation tract, N 85 degrees 55" E a distance of 484.52' to the point of beginning and containing 2.92 acres, more or less.

TRACT III:

Land located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee near Highway 100 and the Harpeth River, being part of property conveyed to Cecil D. Branstetter by deed of record in Deed Book 7277, Page 50, R.O.D.C. and being more particularly described as follows:

Beginning at a northeasterly corner of Lot 731 on the final plat of Section Two, Harpeth Woods of record in Plat Book 5200, Page 280, R.O.D.C. and an exterior corner of Lot 398 on the final plat of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, R.O. D.C.;

Thence with the boundary of said Section 3, Harpeth Valley Park as follows:

S 89 degrees 48' 42" E, 249.31 feet;

N 57 degrees 10' 00" E, 294.86 feet;

N 33 degrees 09' 06" E, 500.06 feet to a southwesterly corner of Bellevue Exchange Club Foundation property of record in Deed Books 5833, Page 586 and Book 8656, Page 437, R.O.D.C.;

Thence with the boundary of said Bellevue Exchange Club Foundation property as follows:

N 85 degrees 55' 00" E, 106.48 feet;

S 14 degrees 39' 00" W, 277.62 feet;

N 85 degrees 55' 00" E, 484.52 feet;

N 14 degrees 39' 00" E, 948.92 feet;

N 81 degrees 24' 00" W, 50.05 feet to a southeasterly corner of Youth Incorporated property of record as Instrument No. 20000711-0068431, R.O.D.C.;

Thence with the boundary of said Youth Incorporated property as follows:

N 08 degrees 49' 45" E, 320.72 feet;

N 59 degrees 55' 40" W, 203.92 feet to a southeasterly corner of Lot 28 on the final plat of Section 1, Harpeth Valley Park of record in Plat Book 3600, Page 93, R.O.D.C.;

Thence with the boundary of said Section 1, Harpeth Valley Park and the terminus of McPherson Drive as follows:

Northwesterly with a curve to the left 124.83 feet, said curve having a radius of 525.00 feet, a central angle of 13 degrees 37' 25" and a chord of 124.54 feet at N 15 degrees 47' 43" E;

S 81 degrees 01' 00" E, 6.27 feet;

N 08 degrees 59' 00" E, 114.86 feet to a southwesterly corner of Larry B. Felts, trustee property of record as Instrument No. 20061121-0144759, R.O.D.C.;

Thence with said Felts, Trustee property as follows:

S 77 degrees 24' 59" E, 763.83 feet;

S 31 degrees 45' 31" E, 640.58 feet;

S 54 degrees 39' 34" E, 399.70 feet to a northwesterly corner of The Ensworth School property of record as Instrument No. 20020916-0112912, R.O.D.C.;

Thence with the boundary of said The Ensworth School property as follows:

S 20 degrees 00' 00" W, 500.00 feet;

S 70 degrees 00' 00" W, 375.00 feet;

S 35 degrees 00' 00" W, 325.00 feet to the centerline of the Harpeth River;

Thence southwesterly with said centerline of river approximately 2,750 feet;

Thence leaving the river, N 57 degrees 37' 34" W, 200.00 feet to the southerly boundary of Lot 732 on the above mentioned final plat of Section Two Harpeth Woods;

Thence with the boundary of said Section Two, Harpeth Woods N 36 degrees 30' 30" E, 125.63 feet to the beginning.

Containing 52.0 Acres, more or less.

This description was prepared from deeds and plats of record and some office calculations. A field run survey was not performed by this surveyor.

Included in the above descriptions but excluded from this conveyance is an area currently used for a cell tower, which area is more particularly described in the Site Lease Agreements of record in Instrument No. 20040908-0108535, Instrument No. 20060130-0011181, Instrument No. 20130206-0012201, and Instrument No. 20140625-0055704, Register's Office for Davidson County, Tennessee. The exclusion from this conveyance includes all area actually used for such cell tower site.

Also included in the above description is an access road to the said cell tower site, which access road is to be maintained by the Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to an Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20081230-0123338, as corrected in Instrument No. 20090220-0014865, Register's Office for Davidson County, Tennessee. The Grantor in Deed of record in Instrument No. 20081231-0124001, retains in perpetuity, a permanent easement along said access road.

Being the same property conveyed to Bellevue Baseball, LLC, a Tennessee limited liability company by quitclaim deed dated August 14, 2020 from Bellevue Exchange Club Foundation, a Tennessee nonprofit corporation, of record in Instrument No. 20200818-0092555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel Nos. 15600009600; 15600012600 & 15600013800.
2. All matters appearing on the Plan of record as Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee.
3. Grant of Transmission Line Easement to United States of America of record in Book 2271, page 192, Register's Office for Davidson County, Tennessee.
4. Easement for right of way of record in Book 69, page 445, Register's Office for Davidson County, Tennessee.
5. 50 ft Access Easement from McPherson Drive to Warner Park Estates Company property.
6. Restrictions contained in the Deed of record in Book 8656, page 437, Register's Office for Davidson County, Tennessee.
7. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20081230-0123338, Register's Office for Davidson County, Tennessee. Corrected in Instrument No. 20090220-0014865, Register' Office for Davidson County, Tennessee.
8. License Agreement and Easement of record in Book 9776, Page 893, Register's Office for Davidson County, Tennessee.
9. Retention of permanent easement along access road by Grantor in Deed of record in Instrument No. 20081231-0124001, Register's Office for Davidson County Tennessee.
10. Agreement for Dedication of Public Utilities and Access Easement granted to Harpeth Valley Utilities District of record in Instrument No. 20010803-0083209, Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of record in Instrument No. 20010803-0083210, Register's Office for Davidson County, Tennessee.
12. Memorandum of Site Lease Agreement by and between Sprint Spectrum, L.P., a Delaware limited partnership and Cecil D. Branstetter of record in Instrument No. 20040908-0108538, Register's Office for Davidson County, Tennessee.
13. Memorandum of Electric and Public Utility Easement of record in Instrument No. 20060222-0020732, Register's Office for Davidson County, Tennessee.
14. Right of Way Agreement granted to Piedmont Natural Gas Company, Inc. of record in Instrument No 20071023-0125400, Register's Office for Davidson County, Tennessee.

15. Easement for flow of Harpeth River.
16. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
17. Easement to Harpeth Valley Utilities District for sewer line and pumping station.
18. Access Road to cell tower, which access road is to be maintained by the Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to an Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20081230-0123338, as corrected in Instrument No. 20090220-0014865, Register's Office for Davidson County, Tennessee.
19. The rights of others in and to the waters of the Harpeth River located on the premises and the natural flow thereof.
20. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 7. 2025.

Affiant Signature

12th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028