Karen Johnson Davidson County
Batch# 1251568 DEEDQC
03/25/2025 08:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250325-0022110

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This Quitclaim Deed is being executed to confirm and convey any interest in the property described herein, as updated per that certain ALTA/NSPS Land Title Survey dated March 11, 2025 by Crow-Wheeler and Associates, File no. 25-040BDY.DWG, and to conform the legal description to the current survey.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Ensworth School Office of the CFO 7401 Highway 100 Nashville, TN 37221	The Ensworth School Office of the CFO 7401 Highway 100 Nashville, TN 37221	15600009600, 15600012600, & 15600013800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bellevue Baseball, LLC, a Tennessee limited liability company,** does hereby quitclaim and convey unto **The Ensworth School, a Tennessee Nonprofit Corporation**, its successors, representatives, and/or assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24 day of March, 2025.

SENA AZIZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Affiant

Notary Public

My commission expires:
(Affix Seal)
11-8-28

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of March, 2025.

Bellevue Baseball LLC,
a Tennessee Limited Liability Company

Robt Echols, Non-Member Manager
Robert Echols, Non-Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Robert Echols, Manager of Bellevue Baseball LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Bellevue Baseball LLC, the within named bargainor, a Limited Liability Company, and that such Robert Echols, Manager of Bellevue Baseball LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal this 20th day of March, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Exhibit A

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set isa 5/8" rebar 18" in length with a plastic cap stamped "K.Crowe #1979". All bearings are based on NAD 83, Geodetic North, by G.P.S. observations dated 01/14/25.

BEGINNING at a mag nail set in the 50" Right of way of McPherson Drive (Plat Book 3600, Page 93), said point is 24.5' from the north line of said 50' right of way and 561' +/- to Harpeth Bend Drive;

THENCE, with the center line of said right of way for the next two calls:

With a curve to the left, arc length of 18.74', radius of 347.98', bearing S 79°13'38" E, a distance of 18.74' to a mag nail set;

THENCE, S 80°39'32" E, a distance of 6.27' to a mag nail set;

THENCE, leaving the center line of said right of way, passing the southeast corner of lot 27 (Plat 3600, pg. 93) and along the east line lot 27 N 09°36'07" E, a distance of 115.15' to a point, said point being the southwest corner of Lot 21 (Plat Inst. No. 20080522-0052630);

THENCE, along the south line of Plat Inst. No. 20080522-0052630 for the next three calls:

S 78°30'02" E, a distance of 763.83', passing a witness pin set at 15', to an existing concrete monument;

THENCE, S 32°50'34" E, a distance of 640.58' to a point (Tennessee State Plane Coordinate being Northing: 1,694,246.6, Easting: 629,271.3) that is underwater;

THENCE, S 55°44'37" E, a distance of 399.70' to a point that is underwater (Tennessee State Plane Coordinate being Northing: 1,694,576.6, Easting: 629,046.4) said point being a corner of lot 1 (Plat Inst. No. 20080522-0052630) and also the Northeast corner of The Ensworth School (Inst. No. 20020916-0112912);

THENCE, along Ensworth for the next three calls:

S 21°24'20" W, a distance of 540.08' to an iron pin set;

THENCE, S 74°25'14" W, a distance of 414.44' to an iron pin set;

THENCE, S 41°53'08" W, a distance of 330.76' to a point, passing a witness pin set at 230.76', said point being the center line of Harpeth River, also being the Northwest corner of Ensworth and in the line of Larry W. Tidwell (Inst. No. 20190618-0058523);

THENCE, along Tidwell and meandering with the center line of Harpeth River for the next 16

calls:

N 35°26'38" W, a distance of 119.45' to a point;

THENCE, N 57°33'43" W, a distance of 76.90' to a point;

THENCE, N 66°31'22" W, a distance of 89.89' to a point;

THENCE, N 88°17'14" W, a distance of 108.25' to a point;

THENCE, S 66°44'45" W, a distance of 82.72' to a point;

THENCE, S 47°33'39" W, a distance of 107.72' to a point;

THENCE, S 52°51'12" W, a distance of 247.16' to a point;

THENCE, S 51°45'51" W, a distance of 398.36' to a point;

THENCE, S 61°45'03" W, a distance of 119.31' to a point;

THENCE, S 77°16'43" W, a distance of 105.08' to a point;

THENCE, S 89°50'26" W, a distance of 97.65' to a point;

THENCE, N 70°23'31" W, a distance of 355.99' to a point;

THENCE, N 80°40'13" W, a distance of 94.73' to a point;

THENCE, N 89°43'35" W, a distance of 119.52' to a point;

THENCE, S 69°39'27" W, a distance of 90.77' to a point;

THENCE, S 61°12'19" W, a distance of 114.95' to a point, being the southwest corner of the property described herein and a corner of Branstetter Legacy Partners, LLC. (Inst. No. 20180509-0044237) and in the line of Tidwell;

THENCE, leaving said center line of river N 57°02'04" W, a distance of 181.14' to a point, passing a witness pin set at 100', said point being the corner of lots 731 and 732 (Plat Bk. 5200, Pg. 280);

THENCE, along lot 731 N 37°05'53" E, a distance of 115.60' to a iron pin set, said pin being the northeast corner of Lot 731 (Plat Bk. 5200, Pg. 280) and the southwest corner of lot 398 (Plat Book 4175, Page 15);

THENCE, along Plat Book 4175, Page 15 for the next four calls:

S 89°25'36" E, a distance of 249.30' to an existing concrete monument;

THENCE, N 57°38'05" E, a distance of 295.00' to an existing concrete monument;

THENCE, N 33°30'06" E, a distance of 499.65' to existing concrete monument, being the southeast corner of lot 246 (Plat Book 3700, Page 129 & Plat Book 4175, Page 15);

Thence, along Plat Book 3700, Page 129 for the next three calls:

N 05°27'40" E, a distance of 169.99' to an existing 5/8" iron pin;

THENCE, N 20°46'34" E, a distance of 308.17' to a iron pin set;

THENCE, N 04°19'56" W, a distance of 306.34' to existing concrete monument, being the northeast corner of Plat Book 3700, Page 129 and the south corner of lot 39 (Plat Book 3600, Pg. 93);

THENCE, with lot 39 N 30°09'49" E, a distance of 29.93' to an existing 5/8" iron pin, said pin being a corner of Youth Incorporated (Deed Inst. No. 20000711-00688431);

THENCE, along Youth Incorporated for the next three calls:

S 80°58'43" E, a distance of 604.31' to a iron pin set (Tennessee State Plane Coordinate Northing: 1,693,136, Easting: 629,287.8);

THENCE, N 09°14'03" E, a distance of 320.72' to a point, passing a witness pin set at 315.72';

THENCE, N 59°31'22" W, a distance of 203.87' to a iron pin set, being a corner of lot 28 (Plat Book 3600, Page 93);

THENCE, along lot 28 S 67°00'57" E, a distance of 56.79' to existing concrete monument;

Thence, with a curve to the left, arc length of 124.83', radius of 525.00', bearing N 16°10'45" E, a distance of 124.54' to a iron pin set, said pin being the northeast corner of said lot and being south right of way line of McPherson Drive;

THENCE, along the right of way N 09°16'27" E, a distance of 48.22' to the POINT OF BEGINNING, containing 67.93 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe R.L.S. # 1979 on 01/14/25.

Less than excepted 0.23 acres conveyed to Bellevue Exchange Club Foundation as recorded in Instrument number 20081231-0124001. Leaving a remaining total 67.70 acres.

Being the same property conveyed to The Ensworth School by Warranty Deed dated March 7, 2025, from Bellevue Baseball, LLC of record in instrument # 20250314-0018848, recorded on March 14, 2025, Register's Office for Davidson County, Tennessee.

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 24. 2025.

Affiant Signature

24th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

