This instrument prepared by:

Metropolitan Department of Law
Metropolitan Courthouse, Suite 108
PO Box 196300
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch # 1289935 DEEDQC
06/25/2025 01:52:24 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250625-0050109

QUITCLAIM DEED

Address of New Owner:

East Bank Development Authority of
The Metropolitan Government of Nashville
and Davidson County
Metropolitan Courthouse, Suite 106
Nashville, Tennessee 37219

Send Tax Bills To:

Same (Exempt)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.

Affiant

JULIE CONN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, The Metropolitan Government of Nashville and Davidson County ("Grantor") does hereby quitclaim and convey to the East Bank Development Authority of The Metropolitan Government of Nashville and Davidson County ("Grantee"), its successors and assigns, all Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee described in Exhibit 1 hereto. Said parcels are conveyed subject to such limitations, restrictions, and encumbrances as may affect them.

[Signature on Next Page]

IN WITNESS WHEREOF, this the ____ day of June, 2025.

The Metropolitan Government of Nashville
and Davidson County

Freddie O'Connell
Mayor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Freddie O'Connell, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Mayor of The Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of The Metropolitan Government of Nashville and Davidson County.

Witness my hand and seal, at office this 16th day of June, 2025.

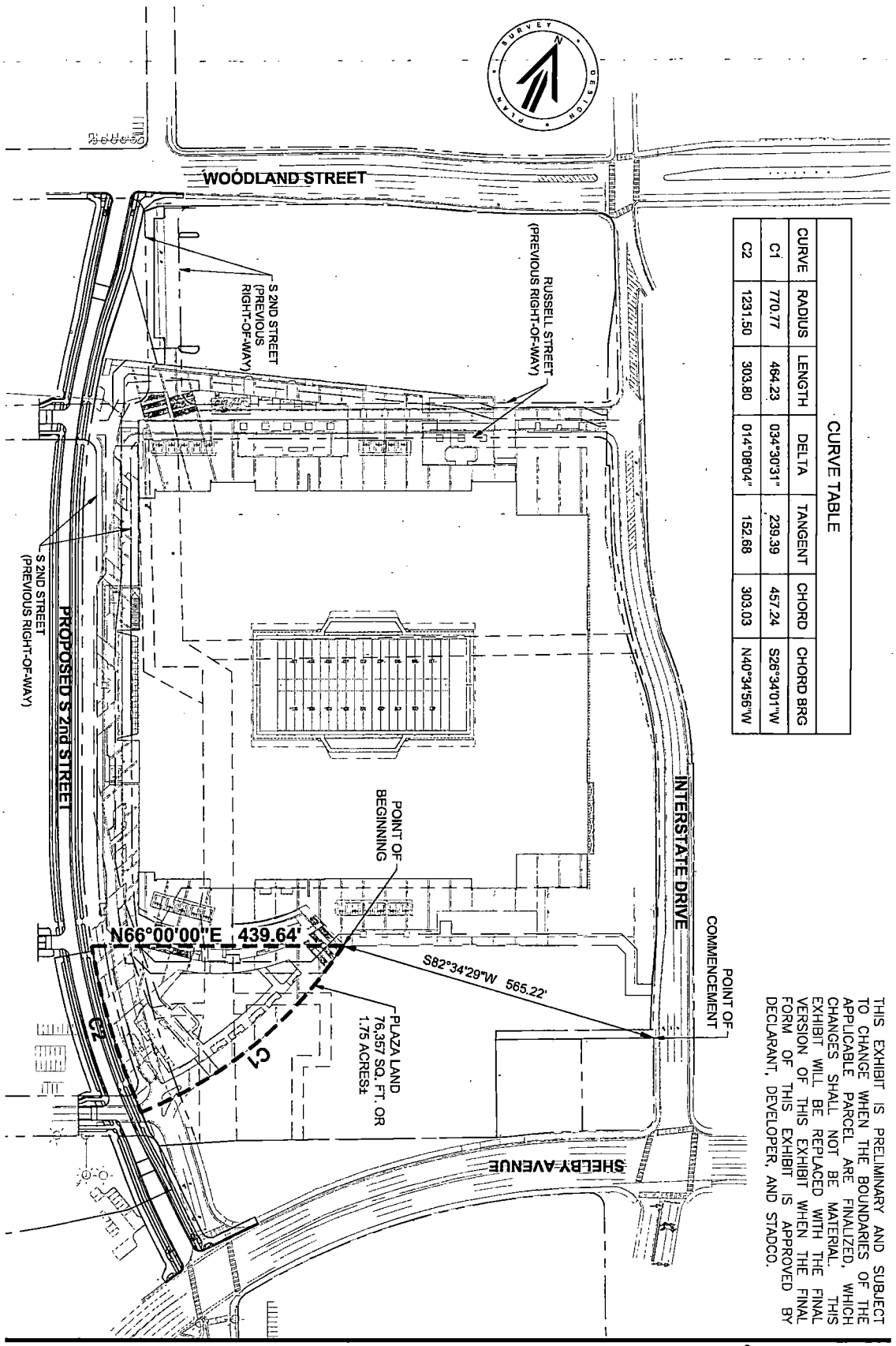
NOTARY PUBLIC

JULIE CONN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/4/2027

EXHIBIT 1 TO QUITCLAIM DEED

[Attached.]



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	770.77	464.23	034°30'31"	239.39	457.24	S26°34'01"W
C2	1231.50	303.80	014°08'04"	152.68	303.03	N40°34'56"W

THIS EXHIBIT IS PRELIMINARY AND SUBJECT TO CHANGE WHEN THE BOUNDARIES OF THE APPLICABLE PARCEL ARE FINALIZED, WHICH CHANGES SHALL NOT BE MATERIAL. THIS EXHIBIT WILL BE REPLACED WITH THE FINAL VERSION OF THIS EXHIBIT WHEN THE FINAL FORM OF THIS EXHIBIT IS APPROVED BY DECLARANT, DEVELOPER, AND STADCO.

PLAZA LAND

201 SHELBY AVENUE, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591
Tod Slieverson

Scale: 1" = 200'
Date: 10/01/24
Approved By: TJS

Drawing Title: EXHIBIT
Drawing No. 1 of 1
Project No. 22-0144

PLAZA LAND

THE METROPOLITAIN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY
MAP 93-03, PARCEL 174
INSTRUMENT NUMBER 202309010068581,
REGISTER'S OFFICE FOR DAVIDSON COUNTY

PLAZA LAND

BEING AN AREA LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID AREA IS LOCATED ON PARCEL 174, AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 93-03. BEING THE SAME PROPERTY AS CONVEYED TO THE METROPOLITAIN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, OF RECORD AS INSTRUMENT NUMBER 2023090100068581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (SUBJECT PROPERTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD OLD IN THE WESTERLY RIGHT-OF-WAY OF INTERSTATE DRIVE AND BEING THE NORTHEASTERLY PROPERTY CORNER OF THE PROPERTY CONVEYED TO 7-ELEVEN, INC. AS INSTRUMENT NUMBER 201801310009920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, SOUTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, 565.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED AREA;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.77 FEET, AN ARC LENGTH OF 464.23 FEET, A DELTA ANGLE OF 34 DEGREES 30 MINUTES 31 SECONDS, A TANGENT OF 239.39, AND A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 34 MINUTES 01 SECONDS WEST, 457.24 FEET TO A POINT IN THE PROPOSED RIGHT-OF-WAY OF S 2ND STREET;

THENCE, WITH SAID PROPOSED RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1231.50 FEET, AN ARC LENGTH OF 303.80 FEET, A DELTA ANGLE OF 14 DEGREES 08 MINUTES 04 SECONDS, A TANGENT OF 152.68, AND A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 34 MINUTES 56 SECONDS WEST, 303.03 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 66 DEGREES 00 MINUTES 00 SECONDS EAST, 439.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING 76,357 SQ FT OR 1.75 ACRES MORE OR LESS.