Karen Johnson Davidson County
Batch# 1295328 DEEDQC
07/09/2025 09:05:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20250709-0053843

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marathon Village Strategic Realty Partners, LLC 1305 Clinton Street, Suite 100 Nashville, TN 37203	Same	066 00 0 028.00 092 04 0 357.00 092 04 0 358.00 092 04 0 381.00 092 08 0 048.00 092 08 0 058.00 092 08 0 387.00 092 08 0 069.00 093 02 0 053.00 092 08 0 041.00 092 08 0 043.00 092 04 0 354.00 092 04 0 355.00 092 04 0 334.00 092 04 0 335.00 066 00 0 057.00 066 00 0 085.00 092 04 0 352.00 092 04 0 353.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BARRY LYLE WALKER, a/k/a BARRY WALKER, BARRY WALKER D/B/A THE INGENUITY SHOP AND BARRY L. WALKER (the "Grantor"), hereby quitclaim and convey to MARATHON VILLAGE STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8 day of July, 2025.

BARRY LYLE WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Barry Lyle Walker, 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.

WITNESS my hand, at office, as of this 8th day of July, 2025.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2025.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

066 00 0 028.00; 0 River Trace

BEGINNING at a stake in the southwesterly right-of-way of Tennessee Central Railroad, 50 feet from its center line, northeast corner of small tract sold to Dan McCuiston, formerly a part of his tract, thence with said Railroad right-of-way, South 71 deg. East 433 feet to a stake in said right-of-way; thence at right angles, South 19 deg. West passing an elm tree, in all 91 feet to a stake on the edge of the Cumberland River; thence down Cumberland River at water's edge, North 7 ½ deg. West 434 feet to a stake, McCuiston's Southeast corner; thence with McCuiston's East line, North 19 deg. East about 120 feet to the beginning.

Being the same property conveyed by deed of record as Instrument #20140318-0022282, Register's Office for Davidson County, Tennessee.

092 04 0 358.00; 607 12th Ave N
092 04 0 357.00; 1205 Milson Street

TRACT ONE: Being the northerly portion of Lot No. 143 and the northerly portion of the west side of Lot No. 144 on the plan of Samuel Watkins Estate Property, of record in Book 57, page 13, Register's Office for said County, and described as follows: SAID parts of said lots adjoin and front together 62 feet on the southerly side of the first alley north of Jo Johnston Avenue, which alley is sometimes called Milson Avenue, and run back between parallel lines 78 feet west of and parallel to Twelfth Avenue North, formerly Clay Street, the westerly line of said lot running back along the easterly margin of the first alley west of Twelfth Avenue North, 77 feet, more or less, to a dead line. - - - - - - - - - - - - -

TRACT TWO: Being part of Lots No. 144 and 145 on the plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, May 5, 1954, as follows: BEGINNING at the southwesterly corner of Twelfth Avenue North and the first alley north of Jo Johnston Avenue, formerly Line Street; thence with the southwardly margin of said alley westwardly 78 feet to an iron pin; thence southwardly 53.4 feet to an iron pin; thence eastwardly 37.7 feet to the west face of a brick wall; thence with the westerly face of said wall northwardly 5 feet to the north face of said wall; thence with the northerly face of said wall, eastwardly 40.3 feet to a nail in the westerly margin of Twelfth Avenue North; thence with said Avenue northwardly 48.4 feet to the beginning. - - - - - - - - - -

202507090053843

Being the same property conveyed by deed of record as Instrument #20021204-0149459, Register's Office for Davidson County, Tennessee.

092 04 0 381.00; 1310 Clinton St.

Being Lot No. 2 on that Plan of Marathon Village, as of record in Book 7900, page 410, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

To locate the point of beginning, commence at the intersection of the northerly margin of Clinton Street and the easterly margin of 14th Avenue North (this portion of 14th Avenue North having been abandoned and closed by the ordinance of the City of Nashville, Bill No. 48-212), and proceed, along said northerly margin of Clinton Street, North 60° 13' 08" East 39.21 feet to an iron pin set at the southeasterly corner of Lot No. 1 and the southwesterly corner of Lot No. 2 of the aforesaid plat, and being THE POINT OF BEGINNING of Lot No. 2; thence, leaving said margin of Clinton Street, North 30° 01' 45" West 149.94 feet to a point; thence North 60° 13' 18" East 10.30 feet to a point; thence North 30° 17' 02" West 21.99 feet to a point; thence North 60° 13' 08" East 127.30 feet to a point; thence South 29° 59' 54" East 48.14 feet to a point; thence North 60° 6' 50" East 65.81 feet to a point; thence South 29° 53' 52" East 123.91 feet to a point in the northerly margin of Clinton Street; thence, with said northerly margin, South 60° 13' 8" West 203.00 feet to the point of beginning; containing 0.724 acre, more or less.

Being the same property conveyed by deed of record in Book 8743, page 142, Register's Office for Davidson County, Tennessee.

092 08 0 048.00; 1400 Jo Johnston Ave

Being a parcel of land in the First Civil District of Nashville, Davidson County,

Tennessee bounded on the East by 14th Avenue North, and on the South by Jo Johnston Street, more particularly described as follows:

Beginning at an iron pin at the Southwest intersection of 14th Avenue North and Jo Johnston Street; thence with Jo Johnston Street, S 54 deg. 29 min. 32 sec. W, 50.00 feet to an iron pin; thence, leaving said street and with the Louise H. Smith property, N 35 deg. 30 min. 28 sec. W, 177.00 feet to a point in the southerly margin of Milson Avenue; thence with said Avenue, N 54 deg. 29 min. 32 sec. E, 50.00 feet to a point in the westerly margin of 14th Avenue North; thence with said Avenue, S 35 deg. 30 min. 28 sec. E, 177.00 feet to the point of beginning. Containing 0.203 acres, more or less.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other right thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder or remainders, and the rents, issues and profits of the above described property.

Being the same property conveyed by deed of record as Instrument #20070223-0022587, Register's Office for Davidson County, Tennessee.

092 08 0 058.00; 1305 Clinton St.

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, and 4, on Dallas Plan of Subdivision of Lots Nos. 120, 121, and 122, Samuel Watkins Plan, as of recrod in Book 57, page 53, Register's Office for said County, and parts of Lots Nos. 118, and 119 on the Plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, said Register's Office, described together as follows:

Beginning at the southeast corner of Clinton Street and 14th Avenue North; thence with the southerly margin of Clinton Street eastwardly 250 feet to the line between said two lots southwardly 87 feet to the northerly margin of an alley; thence with said alley westwardly 250 feet to the easterly margin of 14th Avenue North; thence with said Avenue northwardly 87 feet to the beginning.

Being the same property conveyed by deed of record in Book 7395, page 463, Register's Office for Davidson County, Tennessee.

092 08 0 387.00; 0 Clinton St.

Being the northern half of the East 40 feet of Lot 125 on the map of the unsold lot in West Nashville of Samuel Watkins, deceased, of record in Plat Book 57, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

Said lot measuring 40 feet on the north, bordering Clinton Street; 88.5 feet on the east; 40 feet on the south and 88.5 feet on the west. Said tract being the northern part of Parcel 42.

Being the same property conveyed by deed of record as Instrument #20020307-0028533, Register's Office for Davidson County, Tennessee.

092 08 0 069.00; 1310 Jo Johnson Ave

Land in Davidson County, Tennessee, being Lot No. 136 on the plan of the Real Estate of Samuel Watkins, Deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 fronts 50 feet on the northerly margin of Jo Johnson Avenue and extends back between parallel lines 177 feet to the southerly side of Milson Avenue.

Being the same property conveyed by deed of record in Book 8331-908, Register's Office for Davidson County, Tennessee.

093 02 0 053.00; 414 Gay St.

BEING a Parcel of Land situated in Nashville, Davidson County, Tennessee and lying generally north of James Robertson Parkway, bounded on the west by the easterly margin of Gay Street, bounded on the north by the Metro Government Property, as of record in Deed Book 3848, Page 840 in the Register' s Office of Davidson County, Tennessee-(R.O.D.C.,TN), bounded on the east by the Cumberland River, bounded on the south by the Metro Government Property, as of record in Deed Book 4196, Page 373-(R.O.D.C.,TN), and being more particularly described as follows:

Beginning at an Iron Rod (Set) in the easterly margin of Gay Street, said Iron Rod (Set) being located approximately 86.2' southeasterly of the intersection of the easterly margin of First Avenue North, and the northeasterly margin of Gay Street, said Iron Rod (Set) being further identified as the southwest corner of the Metro Government Property, as of record in Deed Book 3848, Page - (R.O.D.C.,TN), and also being identified as the Northwest corner of the property being described herein;

Thence, leaving the easterly margin of Gay Street with a common line with the Metro Government Property, as of record in Deed Book 3848, Page 840 -(R.O.D.C.,TN), N 63deg 46' 48"E, passing a Witness Iron Rod (Set) at 67.0', and continuing for a total distance of 139.75' to a point in the Low Water Line of the Cumberland River, said point being the southeast corner of the Metro Government Property, as of record in Deed Book 3848, Page 840-(R.O.D.C.,TN), and the northeast corner of the Property described herein;

Thence, following the Low Water Line of the Cumberland River, S 22 deg 41' 38" E, 162.59' to a point, said point being the northeast corner of the Metro Government Property, as of record in Deed Book 4196, Page 373-(R.O.D.C.,TN);

Thence, leaving the Low Water Line of the Cumberland River with a common line with the Metro Government Property, as of record in Deed Book 4196, Page 373-(R.O.D.C.,TN), S 63 deg 46' 48" W, passing a Witness Iron Rod (Set) at 74.02', and continuing for a total distance of 103.02' to an Iron Rod (Set) at a Rock Wall, said Iron Rod (Set) being the northwest corner of the Metro Government Property, as of record in Deed Book 3848, Page 840 -(R.O.D.C.,TN), and the southwest corner of the Property described herein;

Thence, with an existing Rock Wall, and the easterly margin of Gay Street, N 26 deg 01' 12" W, 95.00' to a Point at the end of an existing Rock Wall;

Thence, S 52 deg 55' 48" W, passing a Witness Iron Rod (Set) at 6.00', and continuing a total distance of 12.67' to an Iron Rod (Set) in the easterly margin of Gay Street and the beginning of a curve to the left;

Thence, continuing with the easterly margin of Gay Street and said curve to the left having a Central Angle of 01 deg 53' 52", a Radius of 2,040.00', a Length of 67.57', and a Chord Bearing and Distance of N 38 deg 00' 43" W, 67.56' to the beginning of a curve to the left;

Thence, continuing with the easterly margin of Gay Street and said curve to the left having a Central Angle of 00 deg 53' 46", a Radius of 232.00' , a Length of 3.63' , and a Chord Bearing and Distance of N 39 deg 24' 33" W, 3.63' to the Point of Beginning.

Containing 18,838 square feet or 0.43 Acres, more or less. Prepared By: H & H Land Surveying, Inc., 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167.

Being the same property conveyed by deed of record as Instrument #20190826-0085677, Register's Office for Davidson County, Tennessee.

<u>092 08 0 041.00; 1407 Clinton St.</u>

Land in Davidson County, Tennessee, being west 10 feet of Lot 125 and the east 27 ½ feet of Lot 126 on the map of Samuel Watkins Plan of Unsold Lots in Nashville of record in Book 57, page 13, Register's Office for said county.

Said parts of said lots adjoin and front together 27 ½ feet on the south side of Clinton Street and urn back between parallel lines, 177 feet to an alley.

Being the same property conveyed by deed of record as Instrument #20090902-0082758, Register's Office for Davidson County, Tennessee.

092 08 0 043.00; 615 14th Ave N

Being the northerly 35 feet of lots Nos. 123 and 124 on the Plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for said County.

Said part of said lot Nos. 123 and 124 fronts 35 feet on the westerly side of 14th Avenue North, formerly Watkins Street, and extends back between parallel lines with the southerly margin of Clinton Street 100 feet to a dead line.

Being the same property conveyed by deed of record in Book 10133, page 252, Register's Office for Davidson County, Tennessee.

092 04 0 354.00; 1206 Milson St.

Being the southerly part of Lot No. 114 on the Map of Samuel Watkins' Plan of Lots, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 47 feet on the northerly side of Milson Avenue, and runs back between parallel lines 74 feet 7 inches, more or less, along the westerly margin of an alley, to a private alley called for in deeds.

Being the same property conveyed by deed of record as Instrument #20060706-0080768, Register's Office for Davidson County, Tennessee.

092 04 0 355.00; 1207 Clinton St.

Land in Davidson County, Tennessee, being Lots Nos 115, 116 and 117 on the Plan of Samuel Watkins Estate Property of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 115, 116 and 117 front together 50 feet on the southerly side of Clinton Street and runs back between parallel lines 117 feet, more or less, to an alley.

Being the same property conveyed by deed of record as Instrument #20140515-0041546, Register's Office for Davidson County, Tennessee.

092 04 0 334.00; 1320 Clinton St.
092 04 0 335.00; 1200 Clinton St.

Being Lot Nos. 1 and 3 on the Plan of Marathon Village, as of record in Book 7900, page 410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record in Book 9597, page 588, Register's Office for Davidson County, Tennessee.

066 00 0 057.00; 5721 River Trace

BEGINNING at a stake on G. R. Oglesby's line on the right of way of the Tennessee Central Railroad fifty feet from its center line and on the center line of a stone culvert; and running thence parallel with the said railroad along the right-of-way line South 71° East 212 feet to a stake on G. R. Oglesby's line; thence South 19° West 91 feet to a stake on the edge of Cumberland River; thence down Cumberland River at water's edge north 71½° West 212 feet more or less to a stake; thence North 19° East 121 feet to the point of beginning.

Being the same property conveyed by deed of record in Book 11179, page 319, Register's Office for Davidson County, Tennessee.

066 00 0 085.00; 5730 River Trace

BEING TRACT #6, part of the Timbs Tract in the new 13th District of Davidson County, Tennesse, bounded and described by metes and bounds as follows:
BEGINNING at an iron pin in the northerly margin of Ashland City Highway (State Route 12) said pin being southeasterly 1797.85 feet from the southeast corner of the property conveyed to R. G. Sullivan by deed of record in Book 1585, Pag 371, Register's Office for Davidson County, Tennessee; thence N7°01'34"E, 636.92 feet to an iron pin in the northeast corner of Tract No. 5; thence, S47°55'09"E, 550.0 feet to an iron pin in the northwest corner of Tract No. 7; thence, S9°26'37"W, 405.05 feet to an iron pin in the northerly margin of Ashland City Highway; thence with the northerly margin of Ashland City Highway, along a curve to the right (I = 4°58'28"; R = 15629.67 feet) a distance of 440.14 feet to the point of beginning, containing 5.33 acres, more or less.

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BEING TRACT #7, part of the Timbs Tract in the new 13th District of Davidson County, Tennessee, bounded and described by metes and bounds as follows:
BEGINNING at an iron pin in the northerly margin of Ashland City Highway (State Route 12) said pin being southwest corner of the property conveyed to J. H. McMinn by deed of record in Book 6059, Page 100, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Ashland City Highway N75°45'41"W, 159.96 feet to an iron pin; thence along a curve to the right (I - 4°58'28"; R = 15629.67 feet) a distance of 741.78 feet to an iron pin, the southeast corner of Tract No. 6; thence, N9°26'37"E, 405.05 feet to an iron pin, the northeast corner of Tract No. 6; thence, S47°55'09"E, 291.95 feet to an iron pin in a pile of rocks; thence S75°06'41"E, 620.48 to an iron pin in the westerly boundary of the J. H. McMinn property; thence, with McMinn's westerly boundary, S2°58'32"W, 284.98 feet to the point of beginning, containing, 6.03 acres, more or less.

Being the same property conveyed by deed of record in Book 9799, page 533, Register's Office for Davidson County, Tennessee.

092 04 0 352.00; 0 Clinton St.
092 04 0 353.00; 1205 Clinton St.

Being part of lot no. 114 on the plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, Page 13, Register's Office of Davidson County, Tennessee.

Said part of lot no. 114 fronts 47 feet on the southerly side of Clinton Street, now two separate tax parcels, and runs back between parallel lines 94 feet to an alley at the rear on which it measures 47 feet thereon.

Being the same property conveyed by deed of record as Instrument #20230804-0060478, Register's Office for Davidson County, Tennessee.

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Certificate of Authenticity

I, Lucretia Albert, 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 July 8, 2025.

Date

Lucretia Albert

Affiant Signature

07/09/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of July, 2025

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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