Karen Johnson Davidson County
Batch# 1360474 DEEDQC
12/22/2025 10:34:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251222-0101353

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 16 day of December, 2025. Notary Public My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Wildlife Preservation Service Association, Trustee 109 Kenner Ave, Suite 201 Nashville, TN 37205	**New Owner**	**07305014900 07305014000 07309000300**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Wildlife Preservation Services Association, Trustee of the Long Game LL&C Trust,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Wildlife Preservation Services Association, Trustee of the Long Game LL&C Trust,** (hereinafter referred to as "Grantee"), its heirs and assigns, all of its undivided interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I {07305014900}

North Parcel:

Beginning at concrete monument in the Southerly right-of-way line of Demarius Drive, said monument being Northeasterly 144.43 feet from a concrete monument at the Easterly terminus of a curve return to the Easterly right-of-way of Cooper Lane,

Thence, with said Southerly right-of-way line the following calls:

With a curve to the left 143.25 feet to a point, said curve having a central angle of 19°05'58", a radius of 429.73 feet, a tangent of 72.30 feet and a chord of North 35°02'59" degrees East, 142.59 feet;

North 25°30'00" East, 100.00 feet to a point;

With a curve to the right 288.38 feet to a point, said curve having a central angle of 19° 17' 15", a radius of 181.00 feet, a tangent of 185.11 feet and a chord of North 71°08'21" East, 258.85 feet

With a curve to the right 20.56 feet to a point, said curve having a central angle of 08° 39' 45", a radius of 136.00 feet, a tangent of 10.30 feet and chord of South 58° 53' 09" East, 20.54 feet;

With a curve to the left 86.36 feet to a pint, said curve having a central angle of 20° 42'11", a radius of 239.00 feet, a tangent of 43.66 feet, and a chord of South 64° 54'22" East, 85.89 feet;

With a curve to the left 150.00 feet to a point; said curve having a central angle 14° 34'02", a radius of 590.00 feet, a tangent of 75.41 feet and a chord of South 81°53'55" East, 149.60 feet,

South 89° 43' 00" East, 10.00 feet to a point;

With a curve to the right 74.10 feet to a point in the westerly right-of-way line of Riverwood Circle, said curve having a central angle 82° 55'10", a radius of 51.20 feet, a tangent of 45.23 feet and chord of South 45° 45' 21" East, 67.80 feet;

THENCE, with said right–of-way line with a curve to the left 220.54 feet to a point, said curve having a central angle of 11° 48'12", a radius of 1070.54 feet, a tangent of 110.66 feet and a chord of South 10°16'35" East 220.15 feet;

THENCE, leaving said right-of-way line with the southerly line of Addition No. 3 to Riverwood Heights Subdivision, as of record in Book 2083, Page 06, R.O.D.C., North 75° 49'38" East, 163.19 feet to a point.

THENCE, continuing with said line South 74° 15'00" East, 850.00 feet;

THENCE, with the easterly line of said subdivision N 15° 45′ 00″ E, 119.10 feet;

THENCE, leaving said line with the southerly line of Section Four, Riverwood Heights as of record in Book 2330, Page 99, R.O.D.C., South 74° 15' 00" East, 127.35 Feet to a point in the westerly line of Riverwood Terrace as of record in Book 1835, Page 134, R.O.D.C.;

THENCE, with said line and the westerly line of Gibson Heights, as of record in Book 1835, Page 133, R.O.D.C., South 32° 19'48" West, 1347.58 feet to a point;

THENCE, leaving said line with the northerly line of property conveyed to Mark S. Hollingshead, et al, by deed of record in Book 8435, Page 297, R.O.D.C., North 41° 12' 15" West 114.81 feet to a point;

THENCE, with the westerly line of said Hollingshead property, SOuth 35° 30'46" West, 139.60 feet to a point in the northerly right-of-way line of Cooper Lane;

THENCE, with said right-of-way line the following calls:

North 38°12'11" West, 33.30 feet to a point;

With a curve to the left 190.02 feet to a point, said curve having a central angle of 33° 30'00", a radius of 325.00 feet, a tangent of 97.81 feet and a chord of North 54° 57' 11" West, 187.33 feet.

With a curve to the right 154.20 feet to a point, said curve having a central angle of 32°50'11", a radius of 269.05 feet, a tangent of 79.28 feet, and a chord of North 55°17'05" West, 152.09 feet;

North 38° 52'00" West, 344.88 feet to a point;

THENCE, leaving said right-of-way line the easterly line of Section One, Riverwood Heights, as of record Book 2854, Page 34, R.O.D.C., North 51°12'02" East, 190.00 feet to a point;

THENCE, with the northerly line of said subdivision the following calls:

North 29°19'00" West, 181.50 feet to a point;

North 65°06'51" West, 135.00 fee;

North 47°52'19" West, 154.90 feet to a point;

With a curve to the left 52.94 feet to a point, said curve having a central angel of 11° 39' 56" a radius of 260.00 feet, a tangent of 26.56 feet, and a chord of North 36° 16'00" East, 52.84 feet;

North 59° 28'58" West, 142.40 to a point;

North 20°38'33" West, 190.20 feet to a point;

North 71°47'24" West, 22.60 feet to a point;

North 45° 06'22" West, 129.21 feet to the point of beginning.

Containing 1,420,658 square feet or 32.61 acres, more of less.

SOUTH PARCEL

Beginning at a point in the southerly right-of-way line of Cooper Lane, said point being the

easterly terminus of a curve return to the easterly right-of-way line of Ravenwood Drive.

THENCE, with said southerly right-of-way line the following calls:

South38°52'00" East, 1324.09 feet to a point;

With a curve to the left 182.85 feet to a point, said curve having a central angle of 32° 50'11", a radius of 319.05 feet, a tangent of 94.01 feet, and chord South 55°17'05" East, 180.36 fett;

With curve to the right 160.79 feet to a point, said curve having a central angle of 33°30'00" a radius of 275.00 feet, a tangent of 82.77 feet, and a chord of South 54°57'11" East, 158.51 feet;

South 38°12'11" East, 175.97 feet to a point;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to Metro Government Power Board by deed of record in Book 2202, Page 335, R.O.D.C., South 32° 15'04" West, 103.08 feet to a point;

THENCE, with the southerly line of said Power Board property, South 38°22'26" East, 68.67 feet to a point;

THENCE, with the southerly line of the Revised Resubdivision of Part of Lot One, Riverwood Estates as of record in Book 6200, Page 574, R.O.D.C., South 38°15'23" East, 241.57 feet to a point;

THENCE, with the southerly line of Cooper Lane Estates as of record in Book 5200, Page 567, R.O.D.C., South 38°46'40" East, 384.02 feet to a point;

THENCE, leaving said line with the westerly line of Section One, Henderson Gardens as of record in Book 2900, Page 75, R.O.D.C., South 54°55'25"West, 81.24 feet to a point;

THENCE, with the northerly line of said Henderson Gardens and the northerly line of Section Three Burchwood Gardens as of record in Book 2900, Page 116, R.O.D.C., the following calls:

N 87° 05' 34" W, 20.13 feet to a point;
N 60° 29' 34" W, $2.40 feet to a point;
N 60° 01'27" W, 89.95 feel to a point;
N 59° 18' 01" W, 59.97 feet to a point;
N 67" 43' 15" W, 106.34 feet to a point;
N 52° 20' 45" W, 385.02 feet to a point,
N 51° 15' 36" W, 283.07 feet to a point;
N 29° 33' 37" W, 108,72 feet to a point;
N 40° 48' 10" W, 173.18 feet to a point;

THENCE, with the northerly line of Section Eight, Riverwood Heights as of record in Book 3842, Page 157, R.O.D.C., the following calls:

N 85° 40′ 48″ W, 217.82 feet to a point;
S 50° 48′ 12" *W,* 1051.89 feet to a point;
N 30° 23' 03" W, 7,90 feet to a point;
S 61° 10' 18" W, 100.00 feet to a point;
S 28° 17′ 10″ E, 15.67 feet to a point;

THENCE, with the northerly line of Section Three Burchwood Gardens as of record in Book 2900, Page 116, RO.D.C., N 88° 06' 13" W, 179.76 feet to a point;

THENCE, leaving said line with the easterly line of Dalewood, Section Three, as of record in Book 1835, Page 20, R.O.D.C., the following calls:
N 01° 17' 03" E, 203.65 feet to a point;
N 34° 31′ 07″ E, 155.77 feet to a point;
N 33° 00' 47" W, 107.00 feet to a point;
N 34° 19' 13" E, $6.80 feet to a point;
N 62° 30′ 43″ E, 532.80 feet to a point;
N $1 10' 43" E, 234.80 feet to a point;
N 44° 15′ 13″ E, 228.00 Feet to a point;
N 45°-11′ 54″ E, 136.90 feet to a point;
N 34* 09′ 54* E, 13030 feet to a point;
N 21* 13′ 48* W, 139,17 feet to a point,
N 38* 20′ 02″ W, 701.00 feet to a point in the southerly right-of-way line of Ravenwood Drive;

THENCE, with said right-of-way line N 51° 39′ 58* E, 144.52 fast to w point;

THENCE, continuing with ssid right-of-way line with a curve to the right 39.04 feet to the point of beginning, mid curve having a central angle of 89* 2# 02", a radius of 25.00 feet, e tangent of 24.77 fact and a chord of $ #3* 36 01″ E, 33.19 feet.

Containing 1,153,773 square feet or 26.49 acres, more or less.

Being the same property conveyed to Wildlife Preservation Services Association, Trustee of the Long Game LL&C Trust, by Quitclaim Deed from Southern Exchange and Acquisitions, Inc., a Tennessee Corporation, in record of Instrument No. 20241003-0076793, Register's Office for Davidson County, Tennessee.

Tract II {07305014000}

Description of a tract of 18.31 acres, the northwest and northeast part of a tract of 67.643 acres of the Cooper or Vance tract lying in the eleventh civil district of Davidson County, Tennessee, beginning at a set stone, the northeast corner of said tract also a corner of the Tune tract run south 402 degrees est, 3.4 poles to a stake; thence north 74 degrees west, 59.67 poles to a point opposite a corner of Woodfin and Tune tracts; thence south 30 degrees 40' west 90.54 poles to a stake in the southwest corner of the Vance tract; thence north 39 degrees west 44.33 poles to the northwest corner of the vance tract; thence north 31 degrees 15' east 30 poles to a stake; thence north 56 degrees 30' east 35.67 poles to a

stake; thence south 89 degrees 30' east 29.36 poles to Woodfin and Tune corner; thence south 74 degrees east 56.3 poles to the beginning, containing 18.31 acres, more or less.

Being the same property conveyed to the Wildlife Preservation Services Association, Trustee of the Long Game LL&C Trust, by Quitclaim Deed from Southern Exchange and Acquisitions, Inc., a Tennessee Corporation, in record of Instrument No. 20241003-0076793, Register's Office for Davidson County, Tennessee.

Tract III {07309000300}

FIRST TRACT: Being part of lot NO.1 in the Division of lot NO.5 (the Addison Cooper Lands) on the plan of Riverwood Estates of W. F. Cooper, deceased, as of record in Plan Book2, page 133, of the scribed according to a survey made by Cantrell, Connell and Morrison, Engineers, March, 1959, as follows:

Beginning on the southwesterly margin of Cooper Lane at the northwest corner of the property conveyed to J. M. Hewitt and J. T. Murphree by Register's Office for said county; thence with said Hewitt's western boundary line, southwesterly 110 feet, more or less, to the southwest corner of the property conveyed to Hewitt; thence north 37° 32° west 284.3 feet, more or less, to a post being south 55° 31° west 5 feet from the southwesterly margin of Cooper Lane; thence with the same, southeasterly 291.8 feet to the beginning.

Being the same property conveyed to the Wildlife Preservation Services Association, Trustee of the Long Game LL&C Trust, by Quitclaim Deed from Southern Exchange and Acquisitions, Inc., a Tennessee Corporation, in record of Instrument No. 20241003-0076793, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made for the purpose of combining the properties described herein with the Grantors existing property for tax map and parcel purposes only.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 16 day of December, 2025.

Grantor:
Wildlife Preservation Services Association,
Trustee of the Long Game LL&C Trust

By: Robert J. Notestine, as Manager and General Counsel

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, Manager and General Counsel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager and General Counsel for Wildlife Preservation Services Association,** and as such acknowledged that he is authorized to execute the foregoing instrument on behalf of **Wildlife Preservation Services Association,** the within named bargainor, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name **Robert J. Notestine as Manager and General Counsel.**

WITNESS my hand and official seal at Nashville, Tennessee, this 16th **day of December, 2025.**

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 December 16, 2025.

for RJN III
AFFIANT SIGNATURE

12/18/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16 day of December, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029