Karen Johnson Davidson County
Batch# 1393730 DEEDQC
03/17/2026 07:56:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20260317-0020972

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	Marathon Village Strategic Realty Partners, LLC 1305 Clinton Street, Suite 100 Nashville, TN 37203	066 00 0 106.00 066 00 0 124.00

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 WALKER, successor in interest to RIVERPOINT, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaim and convey to MARATHON VILLAGE STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, all of my interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23 day of Feb, 2026.

BARRY WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Barry Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand at office, as of this 23rd day of February, 2026.

NADINE B. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/04/2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 16 day of March, 2026.

Notary Public
My Commission Expires: May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

EXHIBIT A

066 00 0 106.00; 0 River Trace

Being tract of about 335 acres, more or less, on north side of Cumberland River just west of Back Creek and about 10 miles from City of Nashville on State Highway No. 12, formerly the Old Hyde's Ferry Turnpike, beginning at a point on the north bank of Cumberland River at former location of a hickory and chestnut stump (now gone) with culvert passing under Highway and Tennessee Central Railroad known as Mill Branch, southwest corner of the Tyrell Grant, thence, down river westwardly 226 poles to a point on edge of river at low water mark and where a box elder once stood (said box elder not found) joining the five and one-fourth acres of the Lurton Goodpasture tract; thence, running N2E about 315 poles to a small hickory, the supposed location of an oak (said oak being now gone or not to be found), and said hickory being 910 feet due east of a stone on the bank of Island Branch; thence, eastwardly with the line of what is known as the DeWitt place or Beard place, a distance of 170 poles, more or less, to the line of Simpkins place, formerly the W. D. Duke's place and later known as the Reeves place to a point at the fence; thence, southwardly and southeastwardly and with the calls of the deed of T. M. Steger, Trustee, to John Scott, dated November 17, 1875 and went to record November 4, 1889, in Book 132, page 249, as follows:

S4 1/2W, 19 poles; S17 1/2W, 30 poles; S26 1/4E, 39.6 poles; S86E 18 poles; N57 1/2E, 28 poles; S65E 22 poles; S33E, 28 poles; S51 1/2E, 16 poles S6 1/2W, 36 poles; S14 1/2W, 28 poles; S8 3/4E, 32.4 poles to the middle of an old road; S 61W, 14 poles; S25W, 24 poles; S39 1/4W, 17.6 poles; S19W 16 poles; S 60 poles to beginning.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT EXCLUDED HEREFROM IS THAT PART OF SAID PROPERTY CONVEYED TO J. M. BATEY BY DEED FROM H. H. PIPER AND A. C. REED OF RECORD IN BOOK 1509, PAGE 561, CORRECTED IN BOOK 2742, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

Land in the 13th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by Raleigh W. Robinson, on January 11, 1950, as follows:

Beginning on the northerly right of way line of State Highway No. 12, about 190 feet northerly from the north low water line of the Cumberland River, H. E. Simpkins' southwest corner in the east boundary line of property conveyed by A. C. Reed et al to J. H. McMinn by deed of record in Book 1640, page 391, Register's Office for said County; thence with the northerly right of way line of said State Highway No. 12, North 75 deg. West 2,694 feet more or less, to a forked cottonwood in the northerly right of way line of the said highway, the beginning corner of the tract herein conveyed; beginning at the forked cottonwood aforesaid, thence about North 55 deg. West 255 feet, more or less, to a black oak; thence about South 55 deg. West 225 feet, more or less, to a forked white oak; thence about South 60 deg. East 120 feet, more or less, to a

point in the northerly right of way line of said Highway; thence about 300 feet, more or less, to the beginning.

Being the same property conveyed to J. H. McMinn by deed from A. C. Reed and wife, Dorothy Reed and H. H. Piper and wife, Virginia Piper of record in Book 1640, page 391, corrected in Book 2742, page 133, Register's Office for Davidson County, Tennessee. Tax sale of record in Book 5414, page 393, Decree of Redemption of record in Book 6059, page 109, and Tax sale of record in Book 8349, page 427, Register's Office for Davidson County, Tennessee. J. H. McMinn having since died, and devised said property to Margaret Williams McMinn by Will of record in Will Book 160, page 2, Probate Court for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED HEREFROM ARE THE FOLLOWING TRACTS OF LAND:

TRACT NO. ONE:
A tract of land lying entirely below the 390.0-foot contour line above mean sea level, situate on the right descending bank of the Cumberland River, in the 13th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

Beginning at a point in the line of the lands now or formerly of A. R. Green, said point being South 8 deg. 00 min. West 70 feet from the most northeasterly corner of the lands of A. R. Green and the most northwesterly corner of the lands of the subject owner; thence, from the point of beginning, and severing the lands of the subject owner, South 75 deg. 00 min. East 565 feet to a point in the line of the lands now or formerly of Ione B. Goodpasture; thence, along said Goodpasture line, South 17 deg. 00 min. West 80 feet to a point in the ordinary high water line of the Cumberland River; thence, westerly and downstream, following the meanderings of the said high water line, a distance of 575 feet, more or less, to a corner common to the lands of A. R. Green; thence, leaving said high water line and along said Green line, North 8 deg. 00 min. East 73 feet to the point of beginning, containing fifty-six hundredths (0.56) of an acre, more or less.

Being the same property taken by United States of America by Judgment of Declaration of Taking No. 1, Civil Action No. 1726, of record in Book 2155, page 301, said Register's Office.

TRACT NO. TWO:
Land in Davidson County, Tennessee, being a portion of the property conveyed to J. H. McMinn of record in Book 1640, page 391, and redeemed in Book 6059, page 109, Register's Office for Davidson County, Tennessee, as surveyed by Joe

E. Holland dated January 13, 1986, and more particularly described as follows:

That which lays South of the Ashland City Hwy. and North of the Railroad property, beginning at a nail in the south margin of the Ashland City Hwy, said nail being N 72 deg. 45 min. W 774.59 feet from the most eastern point of the above mentioned Deed running S 37-58-50 W 79.80 feet, to a nail in the north margin of the Railroad property ; thence with the north margin of the Railroad property, S 88-35-06 W 567.99 feet, N 89-43 W 148.76 feet, N 88-19 W 59.81 feet; N 88-50 W 854.49 feet, N 83-19 W 750.0 feat to a nail; thence N 28-48 E 17.53 feet to the Ashland City Hwy.; this point being S 87 W 501.32 feet from the southwest corner of the mentioned deed at the Hwy. thence with the south margin of the Hwy, N 87-45 E 95.06 feet, N 80-15 E 94.16 feet, N 64-34 E 103.88 feet, N 51-15 E 348.51 feet, N 62-09 E 69.84 feet, N 69-18 E 103.41 feet, N 79-27 E 80.04 feet, N 86-01 E 124.10 feet, S 87-19 E 340.20 feet, S 83-23 E 173.26 feet, S 77-28 E 114.89 feet, S 71-01 E 191.61 feet, S 64-33 E 195.92 feet, S 62-50 E 564.59 feet to the beginning, containing 17.88 acres, more or less.

Being the same property conveyed to Auvergne D'Antignac V by deed from J. H. McMinn and wife, Margaret McMinn of record in Book 6766, page 420, said Register's Office.

TRACT NO. THREE:
Beginning at the point of intersection of the existing north margin of Cheatham County Rail Authority and the west boundary of the Austin W. Duke et al property, said point of intersection being 75.00 feet right of said railroad proposed centerline station 59+43.04; thence with said existing north margin westerly 109 feet, more or less, to a point; thence with the existing southwest margin of SR 12 having a curve right and northwesterly 565 feet, more or less, to a point; said point being 198.00 feet left of SR 12 proposed centerline station 462+84.86; thence with the proposed southwest margin of said road north 42 deg. 54 min. 46 sec. West 532.90 feet to a point; thence with the proposed south margin of SR 12 connector road South 79 deg. 03 min. 53 sec. West 151.55 feet to a point, said point being 52.87 feet left of SR 12 connector road proposed centerline station 23+09.19; thence with the existing north margin of SR 12 having a curve left and westerly 210 feet, more or less, to a point; thence with the existing west margin of SR 12 northerly 20 feet, more or less, to a point; thence with the existing north margin of SR 12 westerly 150 feet, more or less, to a point, said point being 48.83 feet right of SR 12 connector road proposed centerline station 26+46.21; thence with the proposed north margin of SR 12 connector road South 77 deg. 44 min. 08 sec. East 282.22 feet to a point; thence with the proposed northwest margin of SR 12 connector road North 50 deg. 21 min. 02 sec. East 168.71 feet to a point, said point being 140.00 feet left of SR 12 proposed centerline station 469+85; thence with the proposed southwest margin of SR 12 north 46 deg. 23 min. 37 sec. west 416.08

feet to a point; thence with the proposed west margin of SR 12 North 14 deg. 11 min. 12 sec. West 170.00 feet to a point; thence with the proposed southwest margin of SR 12 North 52 deg. 38 min. 53 sec. west 305.00 feet to a point; thence with the proposed south margin of SR 12 North 86 deg. 17 min. 17 sec. west 208.63 feet to a point; thence with the proposed southwest margin of SR 12 North 47 deg. 24 min. 07 sec. West 502.02 feet to a point; thence with the proposed west margin of SR 12 North 13 deg. 08 min. 55 sec. East 176.14 feet to a point; thence with the proposed southwest margin of SR 12 North 39 deg. 09 min. 54 sec. West 741.08 feet to a point; thence with the proposed south margin of SR 12 South 80 deg. 01 min. 00 sec. West 112.36 feet to a point; thence with the proposed southwest margin of SR 12 North 40 deg. 35 min. 18 sec. West 266.92 feet to a point; thence with the east boundary of the Kenneth W. Carman and wife property (1) N 16 deg. 29 min. 37 sec. W 35.53 feet (2) N 28 deg. 39 min. 00 sec. W 51.78 feet to a point; thence with the northeast boundary of said Carmen property (1) N 34 deg. 54 min. 16 sec. W 48.88 feet (2) N 37 deg. 06 min. 46 sec. W 49.13 feet (3) N 31 deg. 45 min. 41 sec. W 48.34 feet to a point; thence with the east boundary of said Carmen property (1) N 26 deg. 17 min. 51 sec. W 23.47 feet (2) N 18 deg. 45 min. 19 sec. W 29.59 feet to a point, thence with the east boundary of the Margin P. Farmer and wife, property (1) N 14 deg. 22 min. 59 sec. W 109.28 feet (2) N 03 deg. 49 min. 47 sec. W 97.94 feet (3) N 11 deg. 28 min. 52 sec. E 74.28 feet (4) N 14 deg. 51 min. 26 sec. E 55.71 feet (5) N 27 deg. 20 min. 04 sec. E 53.28 feet to a point; thence with the northeast boundary of said Farmer property (1) N 48 deg. 37 min. 25 sec. E 103.75 feet (2) N 56 deg. 57 min. 22 sec. E 27.74 feet to a point; thence with the proposed northeast margin of SR 12 (1) S 35 deg. 08 min. 03 sec. E 298 feet, more or less (2) S 48 deg. 55 min. 02 sec. East 319.15 feet to a point, said point being 272.00 feet right of SR 12 proposed centerline station 495+83; thence with the proposed east margin of SR 12 S 09 deg. 21 min. 39 sec. West 190.07 feet to a point; thence with the proposed northeast margin of SR 12 (1) S 50 deg. 44 min. 10 sec. E 793.66 feet (2) S 31 deg. 20 min. 10 sec. E 580.51 feet to a point; thence with the proposed north margin of SR 12 S 8 deg. 18 min. 02 sec. E 447.49 feet to a point; thence with the proposed northeast margin of SR 12 S 42 deg. 15 min. 32 sec. E 325.00 feet to a point; thence with the proposed east margin of SR 12 S 06 deg. 19 min. 01 sec. E 494.07 feet to a point; thence with the proposed northeast margin of SR 12 S 42 deg. 26 min. 13 sec. E 1218.45 feet to a point, said point being 139.57 feet right of SR 12 proposed centerline station 458+52.69; thence with the west boundary of said Duke property S 02 deg. 32 min. 01 sec. east 327.43 feet to the point of beginning, containing 43.889 acres.

Being the same property conveyed to State of Tennessee by deed from Lance McMinn, Executor of the Estate of J. H. McMinn of record in Book 10114, page 762, said Register's Office.

Being the same property conveyed to Riverpoint, LLC, a Tennessee limited liability company, by deeds of record in Book 11103, page 50 and Book 11103, page 58066, Register's Office for Davidson County, Tennessee. The said Riverpoint, LLC was terminated and Articles of Termination were filed at the Tennessee Secretary of State on April 3, 2023. Barry Walker was the sole member of the limited liability company at the time of termination.

00 0 124.00; 0 River Trace

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOCATED IN THE 1ST CIVIL DISTRICT, BEING PART OF THE RIGHT-OF-WAY OF RIVER TRACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF RIVER TRACE AND THE WEST RIGHT-OF-WAY OF HIGHWAY 12; THENCE ALONG THE NORTH RIGHT-OF-WAY OF RIVER TRACE, SOUTH 50 DEGREES 21 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 168.71 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF RIVER TRACE, NORTH 77 DEGREES 44 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 282.22 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING; THENCE WITH A NEW LINE THROUGH SAID RIGHT-OF-WAY OF RIVER TRACE THE FOLLOWING CALLS, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1758.67 FEET, A CHORD BEARING OF NORTH 75 DEGREES 37 MINUTES 05 SECONDS WEST, A CHORD DISTANCE OF 63.48 FEET, AND AN ARC DISTANCE OF 63.48 FEET; THENCE NORTH 76 DEGREES 39 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 118.56 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1190.57, A CHORD BEARING OF SOUTH 87 DEGREES 49 MINUTES 42 SECONDS WEST, A CHORD DISTANCE OF 636.84 FEET, AND AN ARC DISTANCE OF 644.69 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE RIVERPOINT, LLC PROPERTY AS RECORDED IN INSTRUMENT QC-00011103 0000058 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SAID EXISTING NORTH RIGHT-OF-WAY OF RIVER TRACE AND WITH THE SOUTH BOUNDARY OF THE RIVERPOINT, LLC PROPERTY THE FOLLOWING CALLS, NORTH 17 DEGREES 41 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 170.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.57 FEET, A CHORD BEARING OF NORTH 78 DEGREES 39 MINUTES 19 SECONDS EAST, A

CHORD DISTANCE OF 300.48 FEET, AND AN ARC LENGTH OF 301.09 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1460.57 FEET, A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 167.91 FEET, AND AN ARC LENGTH OF 168.00 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.57 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 32 MINUTES 12 SECONDS EAST, A CHORD DISTANCE OF 278.66 FEET, AND AN ARC LENGTH OF 279.15 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 13 DEGREES 20 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 78.56 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1816.17 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 37 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 66.04 FEET, AND AN ARC LENGTH OF 66.04 FEET; THENCE SOUTH 15 DEGREES 26 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND BEING HEREIN DESCRIBED CONTAINING 150,480 SQUARE FEET OR 3.454 ± ACRES.

PURSUANT TO T.C.A. 66-24-110(A), THERE IS NO RECORDED INSTRUMENT CONVEYING THE PROPERTY DESCRIBED HEREIN TO THE STATE OF TENNESSEE.

Being the same property conveyed to Riverpoint, LLC, a Tennessee limited liability company, by deed of record as Instrument #20171018-0106885, Register's Office for Davidson County, Tennessee. The said Riverpoint, LLC was terminated and Articles of Termination were filed at the Tennessee Secretary of State on April 3, 2023. Barry Walker was the sole member of the limited liability company at the time of termination.

49486219.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 23, 2026 (date of document).

Affiant Signature

03/16/2026

Date

State of Tennessee

County of Davidson

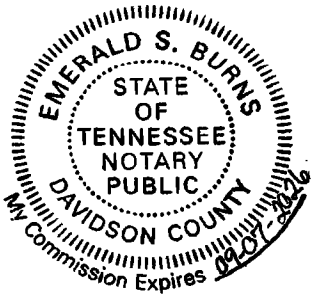
Sworn to and subscribed before me this 16 day of March, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202603170020972