THE GLENEAGLES GROUP, LLC.- VALIANT LAND- SERIES 1

CLEAR SKIES PROJECTS, LLC

4682 CHANDLER ROAD

9.95 ACRES

 BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 76, ASSESSOR’S OFFICE AND LYING WHOLLY WITHIN THE 11th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY NASHVILLE AND EASTERN RAILROAD COMPANY ON THE SOUTH; BROOKSIDE PARK TOWNHOMES OPEN SPACE AND O.I.C. TULIP SPRINGS TOWNHOMES COMMON AREA ON THE WEST; STONER MILL ESTATE SEC. 2 ON THE NORTH; CHANDLER RESERVE PHASE 2 OPEN SPACE ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

 BEGINNING AT AN EXISTING ½” IRON PIN/CAP (N:680121.15 E:1796262.66) ON THE NORTH R.O.W. OF NASVILLE & EASTERN RAILROAD (50’ FROM THE CENTER) AND BEING THE SOUTHWEST CORNER OF CHANDLER RESERVE’S OPEN SPACE (REF. INSTRUMENT# 20240522-0038083 R.O.D.C.), THENCE WITH THE NORTH R.O.W. OF SAID RAILROAD S83°33’17”W 675.55’ TO A ½” IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

 DELTA= 04°39’12” RADIUS= 2814.93’ ARC= 228.62’ CHORD= S85°54’17”W 228.56’ TO A ½” IRON PIN SET (LOCATED S18°36’55”W 14.25’ FROM AN EXISTING ½” IRON PIN/CAP) THE SOUTHEAST CORNER OF BROOKSTONE PARK TOWNHOMES, OPEN SPACE (REF. INSTRUMENT# 20001010-0100359 R.O.D.C.); THENCE WITH BROOKSIDE PARK’S OPEN SPACE N18°36’55”E 54.54’ TO A ½” IRON PIN SET AT A FENCE; THENCE N00°38’05”W 95.00’ TO A POINT IN STONER CREEK; THENCE N19°38’05”W 86.00’ TO A POINT IN STONER CREEK; THENCE N15°12’50”W 70.03’ TO AN EXISTING ½” IRON PIN ON THE EAST BANK OF STONER CREEK, A SOUTHERLY CORNER OF O.I.C. TULIP SPRINGS TOWNHOMES’ COMMON AREA (REF. INSTRUMENT# 20230630-0050245 R.O.D.C.); THENCE WITH TULIP SPRINGS’ OPEN SPACE S85°27’00”E 39.78’ TO AN EXISTING ½” IRON PIN; THENCE N07°21’01”E 758.12’ TO AN EXISTING ½” IRON PIN ON THE NORTH BANK OF STONER CREEK AND BEING IN THE SOUTH LINE OF LOT 28 OF STONER MILL ESTATES SEC. 2 (REF. PLATBOOK 6900 PAGE 904 R.O.D.C.); THENCE WITH THE SOUTH LINES OF LOTS 28 AND 23 OF STONER MILL ESTATE SEC. 2, S74°49’12”E 36.77’ TO A POINT IN THE CENTER OF STONER CREEK; THENCE RUNNING DOWN THE CENTER OF STONER CREEK FOR THE FOLLOWING 5 CALLS TO POINTS:

 S16°42’08”W 19.89’ S71°38’03”E 24.65’ S41°08’59”E 64.01’ S20°28’16”E 65.41’

 S30°39’21”E 47.80’ TO A POINT, THE NORTHWEST CORNER OF THE AFOREMENTIONED OPEN SPACE OF CHANDLER RESERVE SECTION 2; THENCE CONTINUING DOWN THE CENTER OF STONER CREEK WITH CHANDLER RESERVE’S WEST LINES FOR THE FOLLOWING 6 CALLS TO POINTS:

 S55°03’42”E 38.37’ N85°51’56”E 86.47’ S59°03’15”E 64.31’ S18°15’37”E 184.77’

S05°33’17”E 110.54’ S28°44’01”E 182.55’ TO AN EXISTING ½” IRON PIN/CAP ON THE WEST BANK OF STONER CREEK; THENCE LEAVING THE CREEK S08°04’04”W 207.43’ TO AN EXISTING ½” IRON PIN/CAP; THENCE S79°02’49”E 344.08’ TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRE, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. # 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JANUARY 06, 2025.

 BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED TO THE GLENEAGLES GROUP, LLC- VALIANT LAND- SERIES I, A WYOMING LIMITED LIABILITY COMPANY, AS TO A 50%, UNDIVIDED INTEREST AS TENANT IN COMMON , AND (ii) CLEAR SKIES PROJECTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AS TO A 50% UNDIVIDED INTEREST AS TENANT IN COMMON FROM SPACIOUS SKIES LAND AND INVESTMENTS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT # 20241206-0094904 IN THE REGISTER’S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

JOB#8579

