Bill Garrett Davidson County
Batch# 62486 DEEDQC
02/26/2018 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180226-0017958

QUITCLAIM DEED

TO:	Ronald E. Wenzler II	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	Metropolitan Government of Nashville and Davidson County, Tennessee	150 3rd Avenue South, Suite 1100 Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Ronald E. Wenzler II 1033 Demonbreun Street Suite 600 Nashville, Tennessee 37203	Same	Map 93-14 Part of Parcel 560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -- 0 -- for recording and transfer tax purposes.

Affiant

Sworn to and subscribed before me, this 26 day of February, 2018.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

My Commission Expires: 11-8-21

Notary Public

QUITCLAIM DEED

WHEREAS, Grantor (as defined below) owns certain real property more particularly described in Exhibit A (the "Property") attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is authorized pursuant to Metropolitan Ordinance BL2016-128, Metropolitan Charter § 2.01 and Metropolitan Code § 2.24.250 to transfer the Property.

IN CONSIDERATION OF THE FOREGOING AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Metropolitan Government of Nashville and Davidson County, Tennessee**, a municipality and public corporation of the State of Tennessee (hereinafter called the "Grantor") by these presents does transfer, quitclaim and convey unto **Ronald E. Wenzler II** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in the real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The conveyance of the Property by this Quitclaim Deed is subject to all limitations, restrictions, encumbrances, and matters of public record. This Property is generally known as unimproved land near Ewing Avenue, Nashville, Tennessee 37203.

Grantor certifies that all conditions precedent to the valid execution and delivery of this Quitclaim Deed on its part have been complied with and that all things necessary to constitute this Quitclaim Deed as valid, binding, and legal agreement on the terms and conditions and for the purposes set forth herein have been done and performed and have happened, and that the execution and delivery of this Quitclaim Deed on its part have been and are in all respects authorized in accordance with applicable law.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 12th day of February, 2018.

GRANTOR:

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: Steve Berry
Title: Director, Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Terri R. Troup, a Notary Public of said County and State, personally appeared Steve Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Director, Public Property of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he/she as such Director of Public Property executed the foregoing instrument for the purposes therein contained, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by him/herself as Director of Public Property.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12th day of February, 2018.

Notary Public

My Commission Expires: March 3, 2020

TERRI R. TROUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the 19th Councilmanic District of Davidson County, Tennessee, located west of and adjacent to Ewing Avenue, and adjacent to CSX Transportation Rail Road right-of-way, and being shown as part of Parcel 560.00 on Davidson County Tax Map 093-14, belonging to Metropolitan Government of Nashville and Davidson County, as evidenced in Instrument Number 201406018-0053186, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also being parts of lots nos. 80, 81, 82, 83, 87, 89, 90, 91, and 92; being all of lot no. 88 and being part of Allison Street, as shown on the Map of Ewing and Wetmore's addition, of record in Book 14, pages 202, and 203, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of Ewing Avenue, and on the north margin of a 10 foot alley, said iron rod also being the southeast corner of said Parcel 560.00, thence;

1) Leaving said westerly margin of Ewing Avenue and with the north margin of said Alley South 86 degrees 40 minutes 23 seconds West, a distance of 20.94 feet to a point, said point being on the northeasterly margin of the CSX Transportation Railroad, said point also being the southwest corner of the property herein described, thence;

2) Leaving the north margin of said Alley and with the northeasterly margin of the CSX Transportation Railroad North 49 degrees 53 minutes 24 seconds West a distance of 113.00 feet to a point, said point being on the new proposed Division Street right-of-way, thence;

3) Leaving the northeasterly margin of the CSX Transportation Railroad and severing said Parcel 560.00 and with the new proposed Division Street right-of-way North 11 degrees 39 minutes 31 seconds West a distance of 1.86 feet to a point, said point also being the beginning of a curve to the left, thence;

4) Continuing to sever said Parcel 560.00 and with the new proposed Division Street right-of-way and along a curve to the left, said curve having a radius of 339.06 feet, having a chord bearing of North 68 degrees 24 minutes 00 seconds East, having a chord length of 112.14 feet, and having a delta angle of 19 degrees 02 minutes 16 seconds, a curve distance of 112.66 feet to a point on the westerly margin of Ewing Avenue, said point also being the northeast corner of the property herein described, thence;

5) Leaving the new proposed Division Street right-of-way and with the westerly margin of Ewing Avenue, South 01 degrees 42 minutes 45 seconds East, a distance of 114.74 feet to an iron rod, said iron rod being the point of BEGINNING, containing 0.1515 acres or 6598 square feet more or less, according to a survey by Jesse E. Walker, RLS, PE, dated January 08, 2018.

This property is also subject to a 10 foot wide bridge maintenance easement south of and adjacent to the southerly Division Street right-of-way.

CERTIFICATE OF AUTHENTICITY

I, Traci Sellers, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of February, 2018.

Dawnelle B Smith

Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

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