Karen Y Johnson Davidson County
Batch# 156414 DEEDQC
11/02/2018 02:49:00 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181102-0108975

Address New Owner:	Map and Parcel:	Send Tax Bills To:
Andrew Jackson Foundation 4580 Rachels LN Hermitage, TN 37076-1331	064 - 022.01 064 - 023.00 064 - 022.00	Andrew Jackson Foundation 4580 Rachels LN Hermitage, TN 37076-1331
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED
Trans # 18-04-017-DM

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor"), pursuant to the requirements of Tennessee Code Annotated §§ 4-13-101 et seq., hereby transfers, conveys, sells, assigns, and quitclaims to the **ANDREW JACKSON FOUNDATION,** A TENNESSEE NONPROFIT CORPORATION (successor in interest to the Ladies' Hermitage Association) ("Grantee"), Grantee's successors and assigns, in trust for the people of the State of Tennessee, any interest in that certain real property located within Davidson County, State of Tennessee, more particularly described in Exhibit A attached hereto and made a part hereof. This Deed is executed pursuant to the above-referenced Code Sections to convey into trust status, all real property owned by the Andrew Jackson Foundation, formerly the Ladies Hermitage Association.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and shall be subject to the terms and conditions set forth in Tennessee Code Annotated Sections 4-13-101, et seq., as may be amended from time to time, including the power of revocation provided in Section 4-13-105.

Being the same property conveyed to the STATE OF TENNESSEE by Deed from John A. Thweatt, Trustee, of record in Book 4556 Page 223, Register's Office for Davidson County, Tennessee dated 11/24/1971 and Deed from Jane Berry Buntin, of record in Book 4599 Page 728, Register's Office for Davidson County, Tennessee dated 05/09/1972.

This is unimproved property located in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 1st day of October, 2018.

LORETTA MARIE BALTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: March 3, 2020

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of October, 2018.

GRANTOR:

STATE OF TENNESSEE

By: _____
Robert E. Oglesby, Commissioner
Department of General Services

APPROVED:

_____
Herbert H. Slatery III, Attorney General and Reporter

_____
Bill Haslam, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Robert E. Oglesby, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of the Department of General Services, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office this the 10th day of September, 2018.

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 3-3-2020

Exhibit A

TRACT I

Land in the 4th Civil District of Davidson County, Tennessee, being a portion of the Berry Tract, described according to a survey by Parrish-Ragan, Surveyors, dated March 5, 1971, as follows:

Beginning at a point in the center of Shute Lane, said point being the northwest corner of property conveyed to Jane B. Buntin, of record in Book 3767, page 581, Register's Office for said County; thence leaving Shute Lane South 0° 40' West 3581.1 feet to an iron pin, thence North 89° 07' West 1325.6 feet to a corner post; thence South 1° 40' West 1410.1 feet to a corner post; thence South 0° 45' West 1577.4 feet to an iron pin in the northerly margin of Rachel Lane; thence continuing from said margin of Rachel Lane North 87° 13' West 951.4 feet to an iron pin in the easterly right of way of the Tennessee Central Railroad; thence continuing with said Tennessee Central Railway, right of way North 1° 34' West 1672.6 feet to the beginning of a curve which has a radius of 1968.19 feet, northwestwardly 1208.02 feet and North 36° 44' West 1270.6 feet to an iron pin in the westerly margin of Gatley Avenue; thence continuing from said margin of Gatley Avenue, North 1° 23' East 557.1 feet to an iron pin; thence South 89° 43' East 2227.6 feet to an iron pin; thence North 1° 12' East 2171.9 feet to a point in the center of Shute Lane; thence continuing from said point in the center of Shute Lane eastwardly 1288.84 feet to the point of beginning, containing 247.199 acres, more or less.

Being the same property conveyed to John A. Thweatt, Trustee by deed from Emma B. Bryan of record in Book 4525, Page 783, Register's Office for said county.

Said tract is subject to an easement for Shute Lane vested in Davidson County, Tennessee, by right of way Deed from Emma B. Bryan, of record in Book 2749, Page 35, Register's Office for Davidson County, Tennessee.

TRACT II

Land in the 4th Civil District of Davidson County, Tennessee, being a portion of the Berry Estates, described according to a survey by Parrish-Ragan, Surveyors, dated March 5, 1971 as follows:

Beginning at a point in the center of Shute Lane, said point being the southeast corner of property conveyed to Jane B. Buntin, of record in Book 3767, Page 581, Register's Office for said County; thence South 70° 13' West 2833.2 feet to a concrete monument; thence South 0° 40' West 963.7 feet to a point; thence South 88° 48' East 2594 feet to an iron pin in the center of Shute Lane; thence continuing from said point; North 2°43' East 1142.2 feet and North 2° 2' East 836.2 feet to the point of beginning, containing 88.255 acres, more or less.

Being the same property conveyed to John A. Thweatt, Trustee, by deed from First American National Bank, Trustee, of record in Book 4525, Page 779, Register's Office for said County.

This tract is subject to a right of way easement for Shute Lane vested in Davidson County, Tennessee by right of way Deed, from Nannie S. Berry, et al, of record in Book 2749, Page 29, Register's Office for Davidson County, Tennessee.

TRACT III

Land in the 4th Civil District of Davidson County, Tennessee, being part of the property shown on an unrecorded survey of the remaining 213.102 acres of the Berry Tract, prepared by Z. J. Wilkinson, Surveyor, dated January 15, 1963, as follows:

Beginning at a point, the southeast corner of this tract, on the west right of way of Shute Lane and being S. 2° 02' W. 143.0', more or less, from the centerline of Saundersville Road, said point being the northeast corner of the Berry tract; thence with the Berry's line S. 70° 13' W. 2,833.2' to a point, the southwest corner of this tract, the northwest corner of the Berry tract, and on the property line of Emma B. Bryan; thence with Bryan's line N. 0° 40' E. 2,617.4' to a point on the south right of way line of Shute Lane; thence with the south right of way of Shute Lane S. 87° 18' E. 1,785.0' to a point; thence with a curve to the right, 1,167.7' said curve having a chord bearing S. 42° 38' E., a distance of 1,006.97'; a central angle of 89° 20', a tangent 707.9', and a radius 716.20'; thence S. 2° 02' W. 824.8' to the point of beginning and containing 121.96 acres, more or less.

Being part of the property devised to Sarah C. Berry, Harry L. Berry, Jane Berry Buntin, and Emma Berry Bryan, under the Will of Henry Smith, deceased, of record in Will Book 4, pages 431-433, County Court for Sumner County, Tennessee; by deed of partition of record in book 3767, page 581, Register's Office for Davidson County, Tennessee, Sarah C. Berry, Harry S. Berry, and Emma Berry Bryan conveyed their interest in the subject property to Jane Berry Buntin.