Karen Johnson Davidson County
Batch# 254397 DEEDQC
07/10/2019 10:29:14 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20190710-0067099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-1.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 2019.

Notary Public

MY COMMISSION EXPIRES: 05-05-2020

(AFFIX SEAL)

LINDA S. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Christian Schools, Inc., **a Tennessee nonprofit corporation**	**SAME**	**114/90** **114/355**
(NAME) **7555 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE SOLE PURPOSE OF THIS QUIT CLAIM DEED IS TO DELETE AND COMBINE TWO TAX PARCELS OF REAL PROPERTY ORIGNIALLY CONVEYED TO GRANTOR BY WARRANTY DEED DATED MAY 24TH, 2000, RECORDED AS DOCUMENT NUMBER 200005260052686, AND QUITCLAIM DEED BY SURVEY DATED OCTOBER 31ST, 2018, RECORDED AS DOCUMENT NUMBER 201812260125220 BOTH AT REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 10th day of July, 2019, from **NASHVILLE CHRISTIAN SCHOOLS, INC.,** a Tennessee nonprofit corporation ("Grantor"), to **NASHVILLE CHRISTIAN SCHOOLS, INC.,** a Tennessee nonprofit corporation ("Grantee"). The terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH:

WHEREAS, **WESTERN HILLS CHURCH OF CHRIST, INC., a Tennessee nonprofit corporation**, conveyed fee simple title to the Property (as hereinafter defined) to Grantor pursuant to Warranty Deed dated May 24, 2000, recorded as document number 200005260052686, Register's Office of Davidson County, Tennessee ("Original Deed");

WHEREAS, **WESTERN HILLS CHURCH OF CHRIST, INC., a Tennessee nonprofit corporation,** further conveyed fee simple title to the Property (as hereinafter defined) to Grantor pursuant to Quitclaim Deed by Survey dated October 31st, 2018, recorded as document number 201812260125220, Register's Office of Davidson County, Tennessee ("Subsequent Deed");

WHEREAS, Grantor now desires to "delete and combine" the two tax parcels that were referenced in the Original Deed and Subsequent Deed into the same parcel (the "Property") as more particularly described on **Exhibit "A"**, attached and incorporated herein, and as shown on the Parcel Consolidation, as shown on **Exhibit "B"**, attached and incorporated herein.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other valuable consideration cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to Grantee and its successors and assigns, all right , title, interest, claim or demand which Grantor has or may have had in and to a certain tract or parcel of land in Davidson County, State of Tennessee, to wit:

See **Exhibit "A"** attached hereto, for a complete legal description of the property herein conveyed.

Being the same property conveyed by **WESTERN HILLS CHURCH OF CHRIST, INC., a Tennessee nonprofit corporation** to **NASHVILLE CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation** by deed of record, Instrument No. 200005260052686, in the Register's Office of Davidson County, Tennessee and further conveyed by **WESTERN HILLS CHURCH OF CHRIST, INC., a Tennessee nonprofit corporation** to **NASHVILLE CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation** by deed of record, Instrument No. 201812260125220 in the Register's Office of Davidson County, Tennessee.

This conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; taxes for the current year, if any, which have been assumed by the Grantee herein; and all other matters appearing of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **7555 Sawyer Brown Road, Nashville, TN 37221**

IN WITNESS WHEREOF, the Grantor and Grantee have caused their names to be affixed hereto on this the 10th day of July, 2019, by the undersigned designated signatories, corporate officers and authorized representatives of both parties.

GRANTOR:

NASHVILLE CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation

By: _____
CONNIE JO SHELTON

Title: President

GRANTEE:

NASHVILLE CHRISTIAN SCHOOLS, INC., a Tennessee nonprofit corporation

By: _____
CONNIE JO SHELTON

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CONNIE JO SHELTON,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the President of **NASHVILLE CHRISTIAN SCHOOLS, INC.**, the within named Grantor and Grantee, a Tennessee nonprofit corporation, being expressly authorized to do so, that she executed the within instrument for the purposes therein contained, by signing the name of the corporation by herself in such capacity.

Witness my hand and official seal, this 10th day of July, **2019.**

LINDA S. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-05-2020

_____
Notary Public

"Exhibit A"

PROPERTY DESCRIPTION

Being a tract of land lying in the 22nd Council District of Davidson County, Nashville, Tennessee, and being Lot 1 and a portion of Lot 2 of Nashville Christian School as recorded in Plat Book 7900, Page 523, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by the northern Right of Way (ROW) of Interstate 40 and by Cynthia D. Collins and Fred E. Williams as recorded in Instrument Number 200610020121243, RODC, bounded on the west by "Common Space" of Section 1, Woodland Forest, as recorded in Plat Book 6900, Page 534, RODC, bounded on the north by the southern ROW of Charlotte Pike, by a portion of said Lot 2 being Western Hills Church of Christ, Inc. as recorded in Book 10682, Page 625, RODC, and by Nashville Christian Schools as recorded in Instrument Number 201512300130903, RODC, and bounded on the east by the western ROW of Sawyer Brown Road. Said tract being more particularly described as follows:

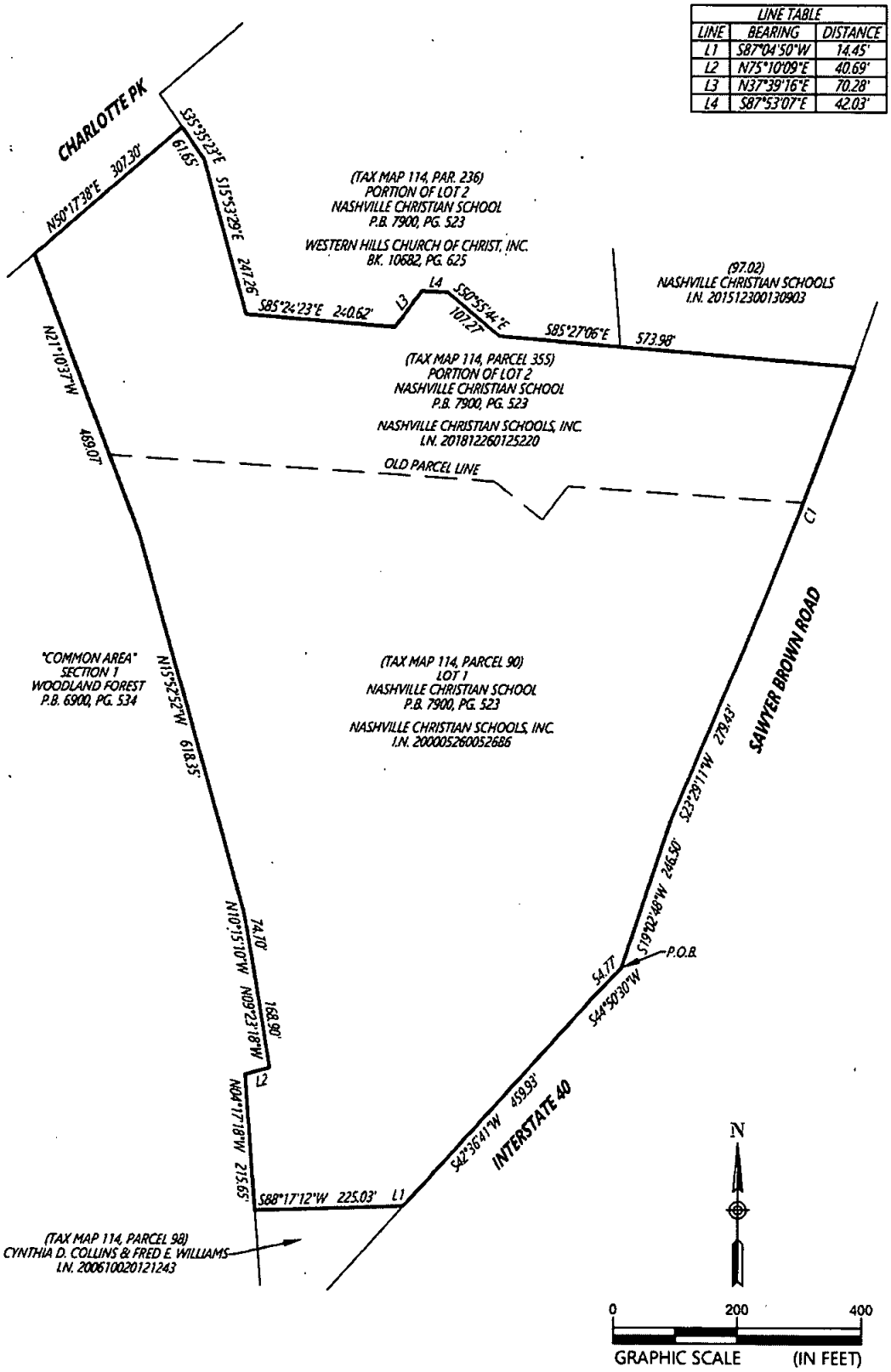
POINT OF BEGINNING lying on the northwest ROW intersection of said Interstate 40 and said Sawyer Brown Road; thence along said northern ROW of Interstate 40 with the following: South 44°50'30" West 54.77 feet to a point; thence South 42°36'41" West 459.93 feet to a point; thence along the common line of said Collins and Williams with the following: South 87°04'50" West 14.45 feet to a point; thence South 88°17'12" West 225.03 feet to a point; thence along the common line of said "Common Space" with the following: North 04°17'18" West 215.65 feet to a point; thence North 75°10'09" East 40.69 feet to a point; thence North 09°23'18" West 168.90 feet to a point; thence North 10°15'10" West 74.70 feet to a point; thence North 15°52'52" West 618.35 feet to a point; thence North 21°10'37" West 135.45 feet to a point; thence North 21°10'37" West 333.62 feet to a point; thence along said southern ROW of Charlotte Pike North 50°17'38" East 307.30 feet to a point; thence along the common line of said Western Hills Church of Christ with the following: South 35°35'23" East 61.65 feet to a point; thence South 15°53'29" East 247.26 feet to a point; thence South 85°24'23" East 240.62 feet to a point; thence North 37°39'16" East 70.28 feet to a point; thence South 87°53'07" East 42.03 feet to a point; thence South 50°55'44" East 107.27 feet to a point; thence along the common line of said Western Hills Church of Christ and said Nashville Christian School South 85°27'06" East 573.98 feet to a point; thence along said western ROW of Sawyer Brown Road with the following: with a curve to the right having an arc length of 489.23 feet, a radius of 9062.67 feet a central angle of 03°05'35", and having a chord bearing and distance of South 21°56'23" West 489.17 feet; thence South 21°56'23" West 489.17 feet to a point; thence South 23°29'11" West 279.43 feet to a point; thence South 19°02'48" West 246.50 feet to the point of beginning.

Tract contains approximately 26.2 acres.

Exhibit B

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	489.23'	9062.67'	3°05'35"	244.67'	S21°56'23"W	489.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°04'50"W	14.45'
L2	N75°10'09"E	40.69'
L3	N37°39'16"E	70.28'
L4	S87°53'07"E	42.03'



Drawing Path: L:\Projects\2019\5549-19-012_Nashville Christian School_7549 Sawyer Brown Rd_Nashville\CAD\Survey\554919012_2019-May_Consolidation Exhibit.dwg

1930 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144
ENGINEERING FIRM
LICENSE NUMBER: 1483A

PARCEL CONSOLIDATION EXHIBIT

NASHVILLE CHRISTIAN SCHOOL
TAX MAP 114, PARCELS 90 & 355
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE
5/16/19

PROJECT NUMBER
554919012