THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P.O. BOX 774, KINGSTON SPRINGS, TN 37082

Karen Johnson Davidson County
Batch# 262224 DEEDQC
07/25/2019 11:52:47 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20190725-0073216

# QUITCLAIM DEED
(Strawman)
**To Reflect New Survey Descriptions Following R.O.W. Abandonment**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael J. Ragan and wife,<br>Dana M. Ragan<br>270 Harpeth Hills Drive<br>Kingston Springs, TN 37082 | SAME-New Owners | Parcel ID# 09112022400 (Tract 1)<br>Parcel ID# 09112022500 (Tract 2) |

FOR AND IN CONSIDERATION of sufficient consideration (based upon new survey after right of way abandonment, and no monetary consideration), we, **Michael J. Ragan and wife, Dana M. Ragan,** by these presents do hereby quitclaim all of our interest **unto Larry D. Craig, Trustee,** his successors and assigns, as to the following described tract or parcel of land, to wit:

See EXHIBIT "A" (Tract 1) attached hereto and incorporated by reference herein, as the applicable written legal description pursuant to new survey.

See EXHIBIT "B" (Tract 2) attached hereto and incorporated by reference herein, as the applicable written legal description pursuant to new survey.

The Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to Ordinance No. BL2014-913, did abandon a portion of the right-of-way of 42nd Avenue North, 25 feet in width as front the referenced tracts/parcels. Following said governmental abandonment approved by the signature of the Mayor on November 5, 2014, a new survey was undertaken and Exhibits "A" and "B", as attached, reflect and encompass the abandoned right-of-way, as a part of the written legal descriptions.

Being the same property (prior to the referenced abandonment) as conveyed to Michael J. Ragan and wife, Dana M. Ragan, by deed from Rock Products Company, a Tennessee corporation, by deed of record in Instrument Number 20130807-0082582, Register's Office for Davidson County, Tennessee. A Scrivener's Affidavit correcting the vesting into Michael J. Ragan and wife, to be held as tenants by the entirety, was recorded in Instrument Number 20131108-0115874, in said Register's Office. Further, a second Scrivener's Affidavit correcting surveyor information was recorded in Instrument Number 20140514-0041357, said Register's Office.

A copy of the survey dated June 24, 2019, is appended hereto.

Subject to all applicable easements, rights of way, setbacks and restrictions of record serving the tract of land and all surveyor notes.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance or closing thereupon.

This is improved commercial property commonly known as 700 42nd Avenue North, Nashville, TN 37209.

Said property is subject to such limitations, encumbrances and all other matters of record as may affect the premises, including any easements retained by the Metropolitan Goverment within the abandoned right of way as set out in the Ordinance Number recited above.

And now, I, the said **Larry D. Craig, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey **unto Michael J. Ragan and wife, Dana M. Ragan,** their heirs, representatives and assigns, all of my interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 25th day of July , 2019.

MICHAEL J. RAGAN

DANA M. RAGAN

LARRY D. CRAIG, TRUSTEE

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 Michael J. Ragan and wife, Dana M. Ragan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2019.

NOTARY PUBLIC

My commission expires: 5/2/2022

MANNY OTERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Larry D. Craig, the Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2019.

NOTARY PUBLIC

My commission expires: 5/2/2022

MANNY OTERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to reflect new survey descriptions.

AFFIANT

Sworn to and subscribed before me this 25th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

MANNY OTERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT "A"**

SURVEYORS DESCRIPTION
**TRACT 1**
700 42ND AVENUE NORTH
**PARCEL ID# 09112022400**
INSTRUMENT NO. 201405140041357 – R.O.D.C., TN.
21ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Land in Davidson County, Tennessee, being Lots Nos. 73, 75, 77, 79, 81 and 83 of Block No. 15 and the southerly one-half of the alley lying between Block Nos. 16 and 17, the westerly half of an alley immediately east of said property of Georgia Avenue immediately east of said property and part of Georgia Avenue immediately south of said Block No. 15, Plan No. 1, West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County , Tennessee, described by new survey, as follows:

BEING A PARCEL OF LAND IN THE 21ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY TRACT 2. BOUNDED ON THE EAST BY THE ARI HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201306070058180-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707100069079 – R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF 42ND AVENUE NORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 42ND AVENUE NORTH, SAID POINT BEING THE NORTHWEST CORNER OF THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707100069079 – R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE EASTERLY MARGIN OF 42ND AVENUE NORTH, NORTH 1 DEGREES 53 MINUTES 24 SECONDS WEST, 202.50 FEET TO AN IRON PIN SET;

THENCE, WITH TRACT 2, NORTH 88 DEGREES 06 MINUTES 36 SECODNS EAST, 147.50 FEET;

THENCE, A COMMON LINE WITH THE ARI HOLDING, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201306070058180 – R.O.D.C., TN. AND THE OVERBY PROPERTY IRREVOCABLE TRUST AS OF RECORD IN INSTRUMENT NO. 201707100069079 – R.O.D.C, TN. SOUTH 1 DEGREE 53 MINUTES 24 SECONDS EAST, 202.50 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH THE OVERBY PROPERTY, SOUTH 88 DEGREES 06 MINUTES 36 SECONDS WEST, 147.50 FEET TO THE POINT OF BEGINNING.

CONTAINING, 29,868 sq.ft. or 0.69 Acres, more or less.

According to a survey dated 6-24-2019, by Brian A. McCain, PLS No. 2256, Southern Precision Land Surveying, Inc., P. O. Box 220, Pegram, TN 37143.

**EXHIBIT "A"**

SURVEYORS DESCRIPTION
**TRACT 2**
700 42ND AVENUE NORTH
**PARCEL ID# 09112022500**
INSTRUMENT NO. 201405140041357 – R.O.D.C., TN.
21ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Land in Davidson County, Tennessee, being Lot Nos. 85, 87, 89, 91, 93, and 95 of Block No. 17, and the northerly one-half of the alley lying between Block Nos. 15 and 17 and the westerly half of an alley immediately east of said property, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office Davidson County, Tennessee, described by new survey, as follows:

BEING A PARCEL OF LAND IN THE 21ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF INDIANA AVENUE. BOUNDED ON THE EAST BY THE ARI HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201306070058180-R.O.D.C., TN. BOUNDED ON THE SOUTH BY TRACT 1. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF 42ND AVENUE NORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 42ND AVENUE NORTH, SAID POINT BEING THE NORTHWEST CORNER OF THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707100069079 – R.O.D.C., TN. THENCE, NORTH 1 DEGREES 53 MINUTES 24 SECONDS WEST, 202.50 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, WITH THE EASTERLY MARGIN OF 42ND AVENUE NORTH, NORTH 1 DEGREES 53 MINUTES 24 SECONDS WEST, 162.50 FEET TO AN IRON PIN SET;

THENCE, WITH THE SOUTHERLY MARGIN OF INDIANA AVENUE, NORTH 88 DEGREES 06 MINUTES 36 SECONDS EAST, 147.50 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE ARI HOLDING, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201306070058180 – R.O.D.C., TN. SOUTH 1 DEGREES 53 MINUTES 24 SECONDS EAST, 162.50 FEET TO AN IRON PIN SET;

THENCE, WITH TRACT 1, SOUTH 88 DEGREES 06 MINUTES 36 SECONDS WEST, 147.50 FEET TO THE POINT OF BEGINNING.

CONTAINING, 23,969 sq.ft. or 0.54 Acres, more or less.

According to a survey dated 6-24-2019, by Brian A. McCain, PLS No. 2256, Southern Precision Land Surveying, Inc., P. O. Box 220, Pegram, TN 37143.




## LEGEND

- PROPERTY LINE
- FENCE LINE
- SEWER LINE
- WATER LINE
- OHP OVERHEAD POWER LINE
- MBS MIN. BUILDING SETBACK LINE
- IPO/IPS IRON PIN OLD / SET
- MANHOLE
- WM WATER METER
- EMO ELECTRIC METER
- CO CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER POLE
- GMO GAS METER

## SURVEYORS DESCRIPTION - COMMITMENT

Tract I:
Land in Davidson County, Tennessee, being Lot Nos. 73, 75, 77, 79, 81 and 83 of Block No. 15 and the southerly one-half of the alley lying between Block Nos. 16 and 17, the westerly half of an alley immediately East of said property and part of Georgia Avenue immediately south of said Block No. 15, Plan No. 1, West Nashville, as of record in Plat Book 57, pages 74 and 79, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of 42nd Avenue North, as shown on said Plan, at the northwest corner of the property conveyed to F. H. Crow, et al, by deed from N.C. Lyon and wife, of record in Book 809, page 199, said Register's Office; thence with the said Crow's line, as follows:" Easterly 122 1/2 feet; thence northwardly 40 feet to another corner of said Crow Property, said point being 12 1/2 feet west of the southeast corner of Lot No. 73; thence continuing northwardly with the center of an alley, 162 1/2 feet; thence, westwardly 122 1/2 feet to the easterly margin of 42nd Avenue North; thence with said Avenue, southwardly 202 1/2 feet to the beginning.

Tract II:
Land in Davidson County, Tennessee, being Lot Nos. 85, 87, 89, 91, 93 and 95 of Block No. 17, and the northerly one-half of the alley lying between Block Nos. 16 and 17 and the westerly half of an alley immediately East of said property, Plan No. 1, West Nashville, as of record in Book 57, Page 74 and 79, Register's Office for said County described together as follows:

Beginning at the southwest corner of 42nd Avenue North and Indiana Avenue; thence with the easterly margin of 42nd Avenue North, southwardly 162 1/2 feet to the center of an alley, thence eastwardly 110 feet to the center of another alley, which alley is immediately east of the property; thence northwardly 162 1/2 feet to a point in the southerly margin of Indiana Avenue; thence with said Avenue and from said point, westerly 110 feet to the point of beginning.

## SURVEYORS DESCRIPTION - SURVEY

TRACT 1
709 42ND AVENUE NORTH
PARCEL ID# 09112022400
INSTRUMENT NO. 20140514004135? - R.O.D.C., TN
21ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 21ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY TRACT 2, BOUNDED ON THE EAST BY THE ARI HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130907005818? -R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170710008907? - R.O.D.C.,TN BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF 42ND AVENUE NORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 42ND AVENUE NORTH, SAID POINT BEING THE NORTHWEST CORNER OF THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170710008907? - R.O.D.C., TN AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WITH THE EASTERLY MARGIN OF 42ND AVENUE NORTH, NORTH 1 DEGREES 53 MINUTES 24 SECONDS WEST, 202.38 FEET TO AN IRON PIN SET,

THENCE, WITH TRACT 2, ACROSS AID DEGREES 06 MINUTES 36 SECONDS EAST 147.50 FEET TO

THENCE, A COMMON LINE WITH THE ARI HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130907005818? - R.O.D.C., TN AND THE OVERBY PROPERTY IRREVOCABLE TRUST AS OF RECORD IN INSTRUMENT NO. 20170710008907? - R.O.D.C., TN SOUTH 1 DEGREES 53 MINUTES 42 SECONDS EAST, 202.50 FEET TO AN IRON PIN SET,

THENCE, CONTINUING WITH THE OVERBY PROPERTY, SOUTH 88 DEGREES 06 MINUTES 36 SECONDS WEST, 147.50 FEET TO THE POINT OF BEGINNING

CONTAINING, 29,868 sq ft, or 0.69 Acres, more or less.

## SURVEYORS DESCRIPTION - SURVEY

TRACT 2
700 42ND AVENUE NORTH
PARCEL ID# 09112022500
INSTRUMENT NO. 20140514004135? - R.O.D.C., TN.
21ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 21ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF INDIANA AVENUE, BOUNDED ON THE EAST BY THE ARI HOLDINGS, LLC PROPERTY AS OF RECORD IN IN INSTRUMENT NO. 20130907005818? - R.O.D.C., TN. BOUNDED ON THE SOUTH BY TRACT 1, BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF 42ND AVENUE NORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 42ND AVENUE NORTH, SAID POINT BEING THE NORTHWEST CORNER OF THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170710008907? - R.O.D.C., TN; THENCE, NORTH 1 DEGREES 53 MINUTES 24 SECONDS WEST, 202.38 FEET TO THE TRUE POINT OF BEGINNING

THENCE, WITH THE EASTERLY MARGIN OF 42ND AVENUE NORTH, NORTH 1 DEGREES 53 MINUTES 24 SECONDS WEST, 162.38 FEET TO AN IRON PIN SET;

THENCE, WITH THE SOUTHERLY MARGIN OF INDIANA AVENUE, NORTH 88 DEGREES 06 MINUTES 36 SECONDS EAST, 147.50 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE ARI HOLDINGS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130907005818? - R.O.D.C., TN AND THE OVERBY PROPERTY IRREVOCABLE TRUST AS OF RECORD IN INSTRUMENT NO. 20170710008907? - R.O.D.C., TN. SOUTH 1 DEGREES 53 MINUTES 42 SECONDS EAST, 162.50 FEET TO AN IRON PIN SET.

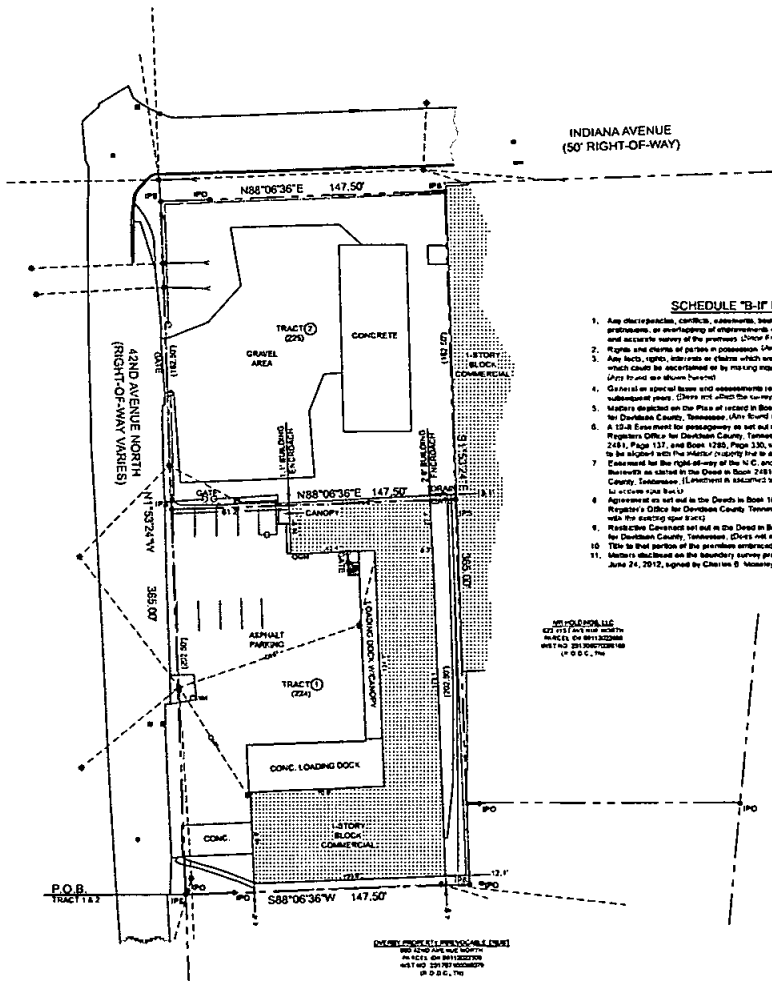
THENCE, WITH TRACT 1, SOUTH 88 DEGREES 06 MINUTES 36 SECONDS WEST, 147.50 FEET TO THE POINT OF BEGINNING.

CONTAINING, 23,969 sq ft. or 0.54 Acres, more or less.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987

SOUTHERN PRECISION
LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600
"WE'LL PUT YOU ON THE MAP"

©COPYRIGHT SOUTHERN PRECISION LAND SURVEYING, INC. 2019




## SCHEDULE "B-II" EXCEPTIONS

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises. (Does not affect)
2. Rights and claims of parties in possession. (Any tract of land shown hereon)
3. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained or by making inquiry of person(s) in possession thereof. (Any tract of land shown hereon)
4. General ad special taxes and assessments required to be paid in the year 2013 and subsequent years. (Does not affect the survey)
5. Matters depicted on the Plan of record in Book 57, Pages 74 and 79, Register's Office for Davidson County, Tennessee. (Are shown and shown hereon.)
6. A 12-ft Easement for passageway as set out in the Deed in Book 882, Page 788, Register's Office for Davidson County, Tennessee, and stated in the Deeds in Book 2481, Page 137, and Book 1785, Page 330, said Register's Office. (Easement is geographic to be aligned with the interior property line to access tract 1) (Does not affect the survey)
7. Easement for the right-of-way of the N.C. and St. L. Railway and any spur track connected therewith as stated in the Deed in Book 2481, Page 137, Register's Office for Davidson County, Tennessee. (Easement is believed to be aligned with the interior property line to access tract 1) (Does not affect the survey)
8. Agreement as set out in the Deeds in Book 1830, Page 443 and Book 2284, Page 481, Register's Office for Davidson County, Tennessee. (Easement is believed to be aligned with the existing spur track) (Does not affect the survey)
9. Restrictive Covenant set out in the Deed in Book 2006, Page 808, Register's Office for Davidson County, Tennessee. (Does not affect the survey)
10. Title to that portion of the premises embraced within the bounds of any alleys.
11. Matters disclosed on the boundary survey prepared by Land Surveying Services, dated June 24, 2012, signed by Charles B. Moseley, TN R.L.S. #775, bearing File No. 588 12.

## SURVEYOR'S CERTIFICATE

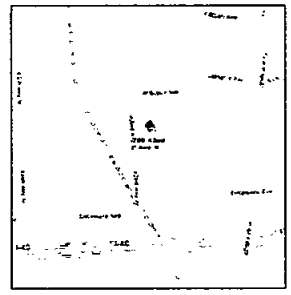
To: Mike & Dana Ragan, Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,7(a), 8,9,11,13,16, & 19. of Table A. The field work was completed on 6/20/2019.

Brian McCain — 6/24/2019

Brian A. McCain, P.L.S. TN#2256 — Date:
TN License #2256



VICINITY MAP
N.T.S.

## NOTES:

1. This survey meets the requirements of a "Topographic Survey" as per standards of practices, 0820-3- 07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820 3 -.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical)
3. Distances were measured with E D M. equipment and have been corrected for temperature and barometric pressure
4. This survey was made using the latest recorded deeds/plats of record Title Report No. OX-09027315 was furnished this surveyor. The state of facts shown hereon are based on a professional rendition in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied
5. This property is located in an area designated "Zone X" as per the National Flood Insurance Rate Map No. 47037C0253H ( Dated April 5, 2017.
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with the circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible lawsuit or conflict. Tennessee One-call 1-800-351-1111.
7. Information shown hereon was derived from random shots, cross sections, and radial shots.
8. For: Mike Ragan.
9. Zoning: IR
10. The property surveyed and shown hereon is the same property as described in Title Commitment Order no. OX-09027315, with an effective date of August 7, 2013, prepared by Old Republic National Title Insurance Company.
11. No building or improvements were found to encroach onto other property or other improvements encroaching onto this property
12. No evidence of earth moving work was observed during the time of the survey
13. No evidence of proposed changes in street right of way lines or of recent street or sidewalk construction or repairs was observed at the time of survey
14. This surveyors has not been advised of any designated wetland areas
15. No cemeteries or burial ground were observed on the property
16. Tract I abuts and has direct, physical access to 42nd Avenue North, a publically dedicated right of way
17. Tract II abuts and has direct, physical access to 42nd Avenue North, and Indiana Avenue, a dedicated right of way
18. Property has 7 regular parking spaces and 1 handicap space

## AREA:

TRACT 1= 29,868 sq.ft. or 0.69 Ac.±
TRACT 2= 23,969 sq.ft. or 0.54 Ac.±
TOTAL AREA: 53,837 sq.ft. or 1.23 Ac.±

**ALTA / NSPS LAND TITLE SURVEY**
MICHAEL J. & DANA M. RAGAN PROPERTY
PARCEL ID# 09112022400 & 09112022500
700 42ND AVENUE NORTH
PARCEL ID# 09112029000
INSTRUMENT NO. 20140514004135? - R.O.D.C., TN.
21ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 30' DATE: 6/24/19

DRAWN BY: BAM PROJECT NO. 19-143?