Karen Johnson Davidson County
Batch# 297921 DEEDQC
10/09/2019 09:11:53 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191009-0103368

This Instrument Prepared By:
Parker, Lawrence, Cantrell & Smith
201 Fourth Avenue North, Suite 1700
Nashville, Tennessee 37219

Name and Address of New Owner	Person Responsible for Payment of Real Property Taxes	Tax Map Parcel ID No.
The Ensworth School	New Owner	15600013000
7401 Highway 100		
Nashville, TN 37221-3601		

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 23rd day of September, 2019, by and between the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, and nonprofit public Utility District ("Grantor") and the Ensworth School, a nonprofit corporation in Tennessee ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 0 Highway 100, Nashville, Tennessee 37221; being further described as follows:

A portion of the lands formerly of The Ensworth School, being a portion of Parcel 47 of Tax Map 156 as recorded in Deed Instrument #200209160112912 Registers Office Davidson County (RODC), bounded on the north by Right-of-Way (ROW) of Highway 100 (ROW varies), on the east, south and west by the lands of Ensworth School as mentioned previously. Said parcel being depicted on Exhibit A attached hereto, and more particularly described as follows:

POINT OF COMMENCEMENT being the northeast corner of Parcel 47 as referenced above, said point being a railroad spike and lying on the southerly ROW margin of Highway 100, said point also being the intersection of the centerline of Hicks Road and the southerly ROW margin of Highway 100:

1. thence with said ROW of Highway 100, with a curve to the left having a radius of 2831.79 feet, a central angle of 2°21'15", a chord bearing and distance of S60°08'05"W 116.35 feet along the total curve distance of 116.35 feet to the POINT OF BEGINNING,

2. Thence leaving said right-of-way and continuing on a line S02°39'32"W 44.02 feet to a point,

3. Thence along a line S31°19'55"E 66.83 feet to a point,

4. Thence along a water main easement line S05°20'17"W 23.07 feet to a point,

5. Thence leaving said easement along a line S57°23'26"W 51.24 feet to a point,

6. Thence along a line N31°19'55"W 85.02 feet to a point,

7. Thence along a line N01°51'42"E 44.85 feet to a point in the southerly ROW margin of Highway 100,

8. Thence with said ROW of Highway 100, with a curve to the right having a radius of 2831.79 feet, a central angle of 1°18'55", a chord bearing and distance of N58°18'0"E 65.00 feet along the total curve distance of 65.00 feet to the POINT OF BEGINNING.

Containing 7,791 square feet or 0.18 acres, more or less, as calculated by the above courses.

Being the same property conveyed to the Harpeth Valley Utilities District by an Agreed Deed, Order of Possession and Final Order, of record as instrument number 20030929-0143462, Register's Office for Davidson County, Tennessee.

The above described property is unimproved property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

HARPETH VALLEY UTILITY DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE

By(sign): _____
Name(print): Bernard S. Kwas
Title(print): President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me this 23rd day of September, 2019, Bernard Kuxas, the Comm. President of the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, to me known to be the person who, being authorized to do so, executed this instrument and acknowledged the same to be a free act and deed.

Michelle Sadler
NOTARY PUBLIC

My commission Expires: 9-7-21

MICHELLE SADLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES 9-7-2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

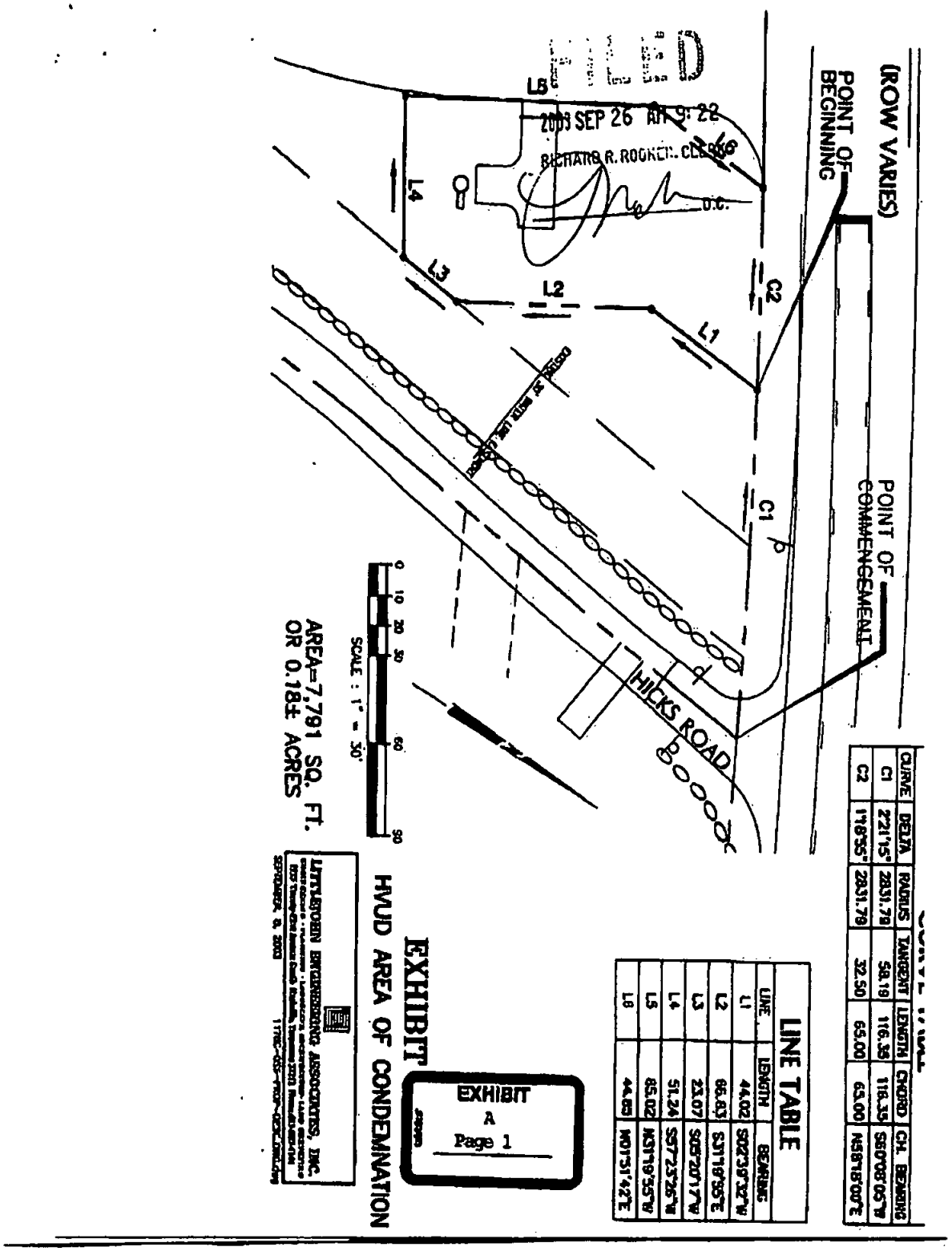
Affiant/Grantee

Subscribed and sworn to before me, this 30 day of September, 2019.

Julie S Russell
Notary Public

My Commission Expires: 10/30/2022

JULIE S RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

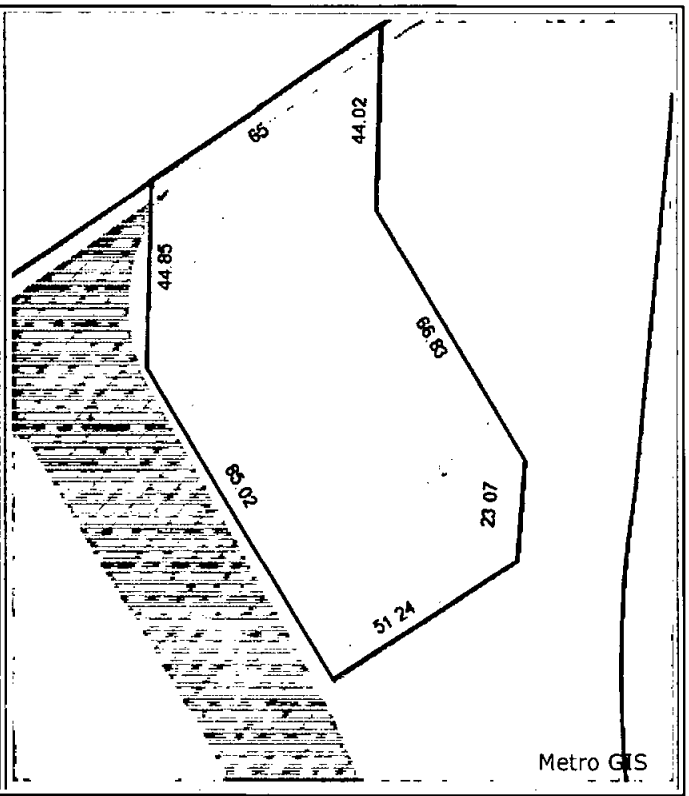


CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	2°21'15"	2831.79	58.19	116.38	116.35	S60°08'05"W
C2	1°18'55"	2831.79	32.50	65.00	65.00	N58°18'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.02	S02°39'22"W
L2	96.83	S31°19'53"E
L3	23.07	S05°20'17"W
L4	51.24	S57°32'36"W
L5	85.02	N31°19'53"W
L6	44.83	N01°51'42"E

Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300
maps.nashville.gov

Parcel Details	
Parcel ID:	15600013000
Parcel Address:	0 HIGHWAY 100 NASHVILLE, TN 37221
Owner:	HARPETH VALLEY UTILITIES
Acquired Date:	8/25/2003
Sale Price:	$ 0.00
Sale Instrument:	CR-20030929 0143462
Mailing Address:	P O BOX 210319 NASHVILLE,TN 37221
Legal Description:	S SIDE STATE HWY 100 E OF TEMPLE RD
Acreage:	0.18
Frontage Dimension:	65
Side Dimension:	45
Parcel Instrument:	CR-20030929 0143462
Parcel Instrument Date:	8/25/2003
Census Tract:	37018405
Tax District:	GSD
Council District:	34
Land Use Description:	SATELLITE CITY OTHER THAN OFC, SCHOOL, HOSP, PARK



Zoning	Hide
Zone Code	R40
Zone Description	LOW DENSITY RESIDENTIAL, REQUIRING A MINIMUM 40,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 1.16 DWELLING UNITS PER ACRE.
Effective Date	12/23/1974
Ordinance	O73-650
Case Number	

Owner History	Hide
Owner Name	HARPETH VALLEY UTILITIES
Acquired Date	8/26/2003
Sale Instrument	CR-20030929 014346
Mailing Address	P O BOX 210319, NASHVILLE TN 37221
Mailing Country	US
Sale Amount	$ 0.00

Property History	Hide
Date Established	8/26/2003
Date Inactive	Invalid Date
Instrument:	CR-20030929 014346
Acreage	0.18
Description	S SIDE STATE HWY 100 E OF TEMPLE RD

Frontage Dimension	65.00
Side Dimension	45.00

Assessments	Hide
Class	EXEMPT
Effective Date	1/1/2013
Land Appraised Value	$ 4,400.00
Improvement Appraised Value	$ 0.00
Total Appraised Value	$ 4,400.00
Class	EXEMPT
Effective Date	1/1/2009
Land Appraised Value	$ 4,400.00
Improvement Appraised Value	$ 0.00
Total Appraised Value	$ 4,400.00
Class	EXEMPT
Effective Date	1/1/2005
Land Appraised Value	$ 4,000.00
Improvement Appraised Value	$ 0.00
Total Appraised Value	$ 4,000.00
Class	EXEMPT
Effective Date	1/1/2004
Land Appraised Value	$ 4,000.00
Improvement Appraised Value	$ 0.00
Total Appraised Value	$ 4,000.00