Karen Johnson Davidson County
Batch# 463138 DEEDQC
08/25/2020 09:51:16 AM 4 pgs
Fees: $23.00 Taxes: $22,207.40
20200825-0095950

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
COMMUNITY FOUNDATION OF MIDDLE TENNESSEE 3833 CLEGHORN AVE STE 400 NASHVILLE, TN 37215-2519	117-08-0-107.00 117-08-0-106.00 117-12-0-007.00 117-12-0-010.00 117-08-0-105.00 117-12-0-008.00 117-12-0-009.00	COMMUNITY FOUNDATION OF MIDDLE TENNESSEE 3833 CLEGHORN AVE STE 400 NASHVILLE, TN 37215-2519
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED

TR #11-06-003

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") hereby transfers, conveys, sells, assigns, and quitclaims to **COMMUNITY FOUNDATION OF MIDDLE TENNESSEE**, a Tennessee nonprofit corporation ("Grantee"), Grantee's successors and assigns, any interest in the real property described in Exhibit A, and depicted on Exhibit B, which are attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 3420, 3422 & 3500 Richards Street, 1604 Woodmont Blvd, and 3407, 3409 & 3411 Belmont Blvd., Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Six Million Two Thousand and No/100 Dollars ($6,002,000.00).

Affiant

KATIE R. HILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT

Subscribed and sworn to before me this 10 day of August, 2020.

Notary Public
My Commission Expires: 8/23/22

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of August, 2020.

GRANTOR:

STATE OF TENNESSEE

By: Christi W. Branscom
Christi W. Branscom, Commissioner of the Department of General Services

APPROVED:

Herbert H. Slatery III
Herbert H. Slatery III, Attorney General and Reporter

Bill Lee
Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Christi W. Branscom, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Commissioner of the Department of General Services, and that she 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 herself as Commissioner.

Witness my hand and seal at office this the 15 day of July, 2020.

KATIE R. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

Katie R Hill
Notary Public

My Commission Expires: 8/23/20

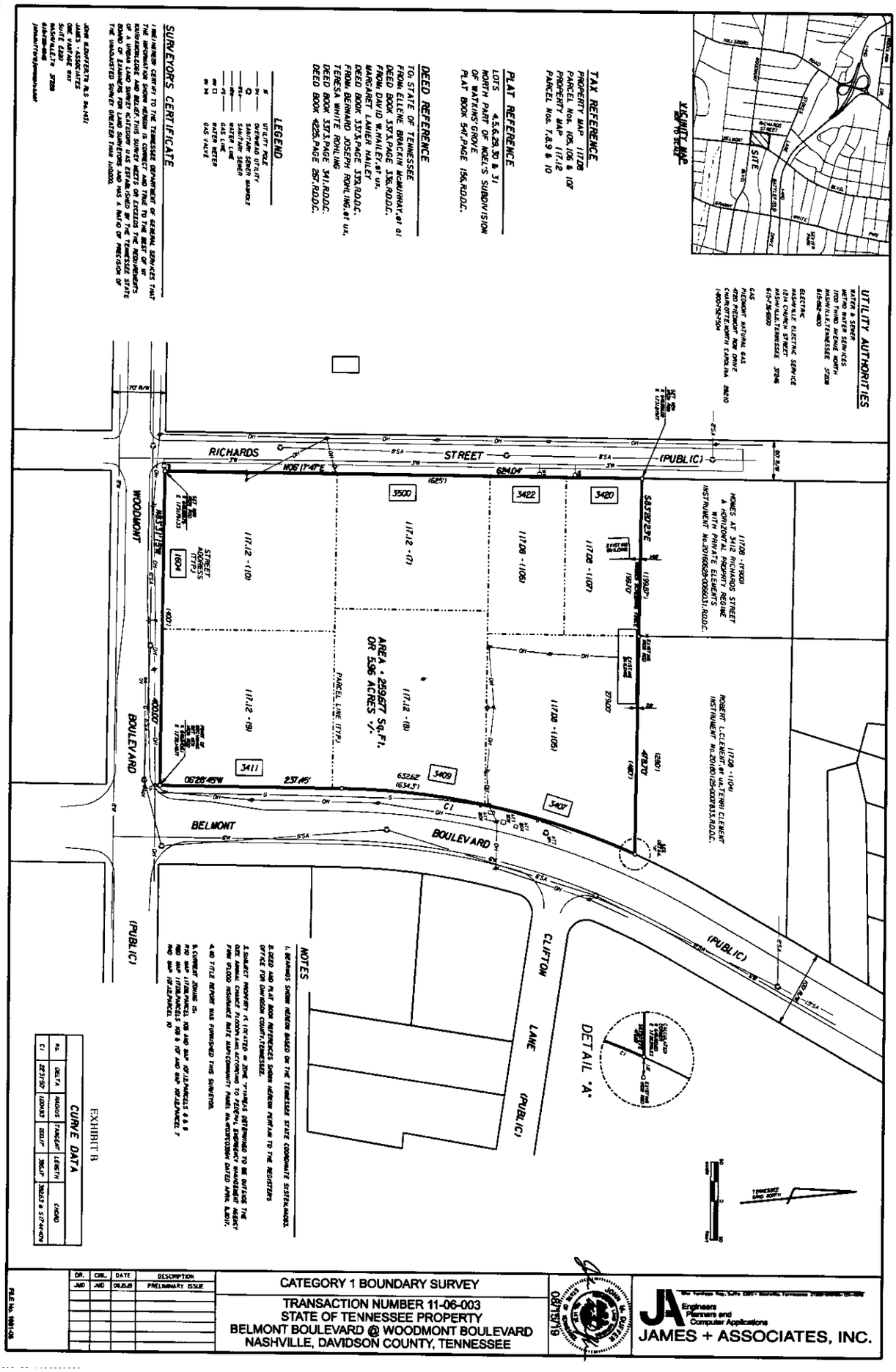
Exhibit A

Land located in the Twenty-fifth District of Davidson County, Tennessee on Belmont Boulevard at Woodmont Boulevard, being Lot Nos. 4, 5, 6, 29, 30 and 31 on the final plat of North Part Of Noel's Subdivision Of Watkins' Grove of record in Plat Book 547, Page 156, Registers Office Davidson County, Tennessee (R.O.D.C.) and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Belmont Boulevard and the northerly right-of-way of Woodmont Boulevard, said beginning point having Tennessee State Plane Coordinate (NAD 83) values of North 648,840.61, East 1,732,148.77 and being the most southeasterly corner of the subject tract; Thence with said northerly right-of-way North 83 degrees 31 minutes 15 seconds West, 400.00 feet to the easterly right-of-way of Richards Street; Thence with said right-of-way of Richards Street North 06 degrees 17 minutes 47 seconds East, 624.04 feet to a southwesterly corner of Homes At 3412 Richards Street, A Horizontal Property Regime With Private Elements of record as Instrument No. 20160628-0066031, R.O.D.C.; Thence with the southerly boundary of said Homes At 3412 Richards Street and Robert L. Clement, et ux, Terri Clement property of record as Instrument No. 20180125-0007833, R.O.D.C. South 83 degrees 20 minutes 23 seconds East, passing an iron road at 199.70 feet and continuing on, in all, 478.70 feet to the westerly right-of-way of Belmont Boulevard; Thence with said right-of-way as follows: Southwesterly with a curve to the left 395.17 feet, said curve having a radius of 1,004.93 feet, a central angle of 22 degrees 31 minutes 50 seconds and a chord of 392.63 feet at South 17 degrees 44 minutes 40 seconds West; Thence South 06 degrees 28 minutes 45 seconds West, 237.45 feet to the beginning.

Containing 259,677 Square Feet or 5.96 Acres, more or less, and being property conveyed to the State of Tennessee by deeds from Ellene Brackin McMurray, et al, of record in Deed Book 3373, Page 336, R.O.D.C.; David W. Hailey, et ux, Margaret Lanier Hailey of record in Deed Book 3373, Page 339, R.O.D.C.; and Bernard Joseph Rohling, et ux, Teresa White Rohling of record in Deed Book 3373, Page 341 and Deed Book 4225, Page 267, R.O.D.C.

Exhibit B


TAX REFERENCE
PROPERTY MAP 117.08
PARCEL Nos. 105, 106 & 107
PROPERTY MAP 117.12
PARCEL Nos. 7, 8, 9 & 10
PLAT REFERENCE
LOTS 4, 5, 6, 28, 30 & 31
NORTH PART OF NOEL'S SUBDIVISION OF WATKINS' GROVE
PLAT BOOK 547, PAGE 156, R.O.D.C.
DEED REFERENCE
TO: STATE OF TENNESSEE
FROM: ELLENE BRACKIN MCMURRAY, et al
DEED BOOK 3373, PAGE 336, R.O.D.C.
FROM: DAVID W. HAILEY, et ux.
MARGARET LANIER HAILEY
DEED BOOK 3373, PAGE 339, R.O.D.C.
FROM: BERNARD JOSEPH ROHLING, et ux.
TERESA WHITE ROHLING
DEED BOOK 3373, PAGE 341, R.O.D.C.
DEED BOOK 4225, PAGE 257, R.O.D.C.
SURVEYOR'S CERTIFICATE
LEGEND
UTILITY POLE
SIGN
SANITARY MANHOLE
SANITARY SEWER
WATER LINE
GAS LINE
WATER METER
GAS VALUE
UTILITY AUTHORITIES
VICINITY MAP
SITE
RICHARDS STREET (PUBLIC)
WOODMONT BOULEVARD (PUBLIC)
BELMONT BOULEVARD (PUBLIC)
CLIFTON LANE (PUBLIC)
SAUSALITO
3500
3422
3420
3411
3409
3407
1624
AREA = 259,877 Sq. Ft.
OR 5.96 ACRES +/-
117.12 - (7)
117.12 - (10)
117.12 - (9)
117.12 - (8)
117.08 - (106)
117.08 - (107)
117.08 - (105)
117.08 - (104)
HOMES AT 3412 RICHARDS STREET A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS INSTRUMENT No. 20160628-0066031, R.O.D.C.
ROBERT L. CLEMENT III & TERRI CLEMENT INSTRUMENT No. 20180125-0007835, R.O.D.C.
PARCEL LINE (TYP.)
DETAIL "A"
NOTES
CURVE DATA
EXHIBIT B
CATEGORY 1 BOUNDARY SURVEY
TRANSACTION NUMBER 11-06-003
STATE OF TENNESSEE PROPERTY
BELMONT BOULEVARD @ WOODMONT BOULEVARD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
JAMES + ASSOCIATES, INC.