Karen Johnson Davidson County
Batch# 472080 DEEDQC
09/09/2020 10:44:57 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200909-0102578

*** The purpose of this instrument is the consolidation of three (3) contiguous parcels into one (1) parcel.**

CONSIDERATION CERTIFICATE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $0.00.

David W. Sloan Jr.
Affiant

Subscribed and sworn to before me this the 26th day of August, 2020.

Janet Huckeby Shoemaker
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 03/23/2021

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

Janet Huckeby Shoemaker
State Of Tennessee Notary Public
Sumner County

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Harding Academy 170 Windsor Drive Nashville, TN 37205	[SAME]	Prior to consolidation: 13001005500 13001009500 13001009400

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Harding Academy**, a Tennessee non-profit corporation ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Harding Academy**, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being

situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The purpose of this Quit Claim Deed of Consolidation is to consolidate three (3) contiguous parcels in to one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

170 Windsor Drive, Nashville, TN 37205 (Parcel ID: 13001005500);
154 Windsor Drive, Nashville, TN 37205 (Parcel ID: 13001009500); and
153 Windsor Drive, Nashville, TN 37205 (Parcel ID: 13001009400).

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

Harding Academy,
a Tennessee non-profit corporation

By: _____

Print Name: David W. Skeen Jr.

Its: Head of School

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 David W. Skeen Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Head of School (*Title*) of **Harding Academy**, a Tennessee non-profit corporation (the "Corporation"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Corporation by him/herself as such Officer.

Witness my hand and seal the 26th day of August, 2020.

_____
Notary Public

MY COMMISSION EXPIRES 03/23/2021

My Commission Expires: ____ / ____ / ____

Janet Hughes Abbemaker
State Of Tennessee Notary Public
Sumner County

EXHIBIT A

Legal Description

Parcel 1:

Land in Davidson County, Tennessee, being the easterly part of Lot 160, on the Map of Bransford Realty Company, Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, and also a part of Lot 3 on an unregistered plat of J. O. Leake's Belle Meade Tract, described according to the map made May 21, 1921, by Erle Drake, County Surveyor, and the two tracts described together according to a survey made by George W. Watkins, Surveyor, on May 20, 1953, as follows:

BEGINNING at an iron pin at the common corner of Lots 160 and 154 in the northerly margin of Windsor Drive; thence in a southwesterly direction with the margin of said drive 118 feet to a stake; thence continuing with said drive 120 feet to a stake; thence continuing around a curve with the margin of said drive, 175 feet to a stake in the northerly margin of Westover Drive or Harding Place; thence in a westerly direction with the northerly margin of Westover Drive or Harding Place 130 feet to an iron pin; thence north 23° west 152.2 feet to a stake; thence around an arch with a radius of 157.2 feet 140 feet to a stake; thence north 28° east 136 feet to an iron pin; thence north 24° 15' west 240.8 feet to a twelve-inch hackberry; thence north 74° 30' east 133.6 feet to an iron pin; thence north 23° 45' east 51.6 feet to an iron pin; thence south 71° east 121.7 feet to a pipe; thence south 73° east 170 feet to an iron pin; thence south 20° 30' west 71.5 feet to an iron pin; thence south 67° east 133.8 feet to a bolt; thence south 18° 15' west 258 feet to the point of beginning, containing 5.2 acres, more or less.

Being the same property conveyed to Harding Academy, a Tennessee non-profit corporation, from the Trustees of Harding Place Church of Christ by Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Book 4591, Page 477.

This property is presently commonly known as 170 Windsor Drive, Nashville, TN 37205 (Parcel ID: 13001005500).

AND

Parcel 2:

LAND in Davidson County, Tennessee, being Lot No. 154 on the plan of Belle Meade Golf Club Links Subdivision, of record in Book 421, Page 94 and 95, Register's Office for said County.

SAID Lot No. 154 fronts 64.5 feet on the northerly margin of Windsor Drive and extends back 258 feet on the westerly line and 217 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Harding Academy, a Tennessee non-profit corporation, from Arnold R. Cunningham, unmarried by Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Book 10311, Page 87.

This property is presently commonly known as 154 Windsor Drive, Nashville, TN 37205 (Parcel ID: 13001009500).

AND

Parcel 3:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 & 95, in the Register's office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harding Academy, a Tennessee non-profit corporation, from Fred B. Burch, unmarried, by Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument Number 20180918-0092672.

This property is presently commonly known as 153 Windsor Drive, Nashville, TN 37205 (Parcel ID: 13001009400).