Karen Johnson Davidson County
Batch# 592439 DEEDQC
03/16/2021 08:56:51 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210316-0034407

QUITCLAIM DEED

This Instrument Prepared By and
After recording return to:
Meharry Medical College
1005Dr. D.B. Todd Jr. Blvd
Lyttle Hall, Suite 314
Attn: Ivanetta Davis-Samuels, Esq.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number and Property Address:
Meharry Medical College	SAME	092-07-0-020-00
1005 Dr. D.B. Todd Jr. Blvd.		092-07-0-021-00
Nashville, TN 37208		092-03-0-331-00
		092-03-0-359-00
		092-03-0-360-00
		092-03-0-361-00
		092-03-0-362-00
		092-03-0-363-00
		092-03-0-364-00
		092-03-0-365-00

FOR AND IN CONSIDREATION OF ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Meharry Medical College, Inc.,** a Tennessee non-profit educational corporation, (hereafter referred to as ("Grantor") by these present does hereby quitclaim and convey unto **Meharry Medical College, Inc.,** a Tennessee non-profit educational corporation, (hereafter referred to as ("Grantee") all right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as described as follows:

SEE ATTACHED PROPERTY DESCRIPTION AS EXHIBIT "A"

Grantor now desires to "delete and combine" the seven tax parcels, 092-07-0-20-00,092-07-0-021-00,092-03-0-331-00, 092-03-0-359-00, 092-03-0-360-00,092-03-0-361-00,092-03-0-362-00, 092-03-0-363-00, 092-03-0-364-00, 092-03-0-365-00 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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed on its behalf by its duly authorized officers the day and year first above written.

GRANTOR:

MEHARRY MEDICAL COLLEGE, INC.,
a Tennessee corporation

By: Meharry Medical College, Inc.

By: _____
Name: James E.K. Hildreth, Ph.D., M.D.
Its: Authorized Agent

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Before me, Sandra A. Williams, a Notary Public of the State and County aforesaid, personally appeared James E.K. Hildreth, the authorized agent of Meharry Medical College, Inc., a Tennessee corporation, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Meharry Medical College, Inc., and that he/she as such constituent being authorized so to do, executed the foregoing instrument for the purpose therein contained by signed the name of the corporation.

Witness my hand and official seal, at office located in Nashville, Tennessee, this 4th day of February 2021.

Sandra A. Williams
Notary Public

My Commission Expires:
05-02-2022

SANDRA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 862-2839 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me, this 25th day of February, 2021.

Notary

SANDRA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

Exhibit A

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 92 07, PARCELS 28-22 & MAP 92 03, PARCELS 331, 399-365

CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TENNESSEE
COUNCIL DISTRICT: 21ST

SITE ADDRESS: (TAX MAP 92-07, PARCEL 328) 934 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 18TH AVE NORTH NASHVILLE,TN 37208 BOOK 6483, PAGE 68, RODC

SITE ADDRESS: (TAX MAP 92-07, PARCEL 21) 0 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 18TH AVE NORTH NASHVILLE,TN 37208 BOOK 6483, PAGE 71, RODC

SITE ADDRESS: (TAX MAP 92-07, PARCEL 22) 0 HERMOSA STREET NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 18TH AVE NORTH NASHVILLE,TN 37208 BOOK 6482, PAGE 25, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 329) 1915 MORENA STREET NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502 C/O S. HOLT NASHVILLE,TN 37208 BOOK 6450, PAGE 262, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 330) 922 & 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 DR. D.B. TODD JR. BOULEVARD C/O S. HOLT NASHVILLE,TN 37208 BOOK 6753, PAGE 581, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 331) 922 A 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502 C/O S. HOLT NASHVILLE,TN 37208 BOOK 4753, PAGE 681, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 397) 920 21ST AVE N NASHVILLE TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502, C/O S. HOLT NASHVILLE,TN 37208 BOOK 4735, PAGE 581, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 332) 918 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502, C/O S. HOLT NASHVILLE,TN 37208 BOOK 4444, PAGE, 545, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 333) 916 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC. 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502, C/O S. HOLT NASHVILLE,TN 37208 BOOK 7609, PAGE, 89 A, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 364) 914 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502, C/O S. HOLT NASHVILLE,TN 37208 BOOK 6451, PAGE 748, RODC

SITE ADDRESS: (TAX MAP 92-03, PARCEL 398) 912 21ST AVE N NASHVILLE, TN 37208
OWNER: MEHARRY MEDICAL COLLEGE, INC 1005 DR. D.B. TODD JR. BOULEVARD ROOM 502, C/O S. HOLT NASHVILLE,TN 37208 BOOK 4380, PAGE 895, RODC

PARKING SUMMARY	
HANDICAP PARKING	9
STANDARD PARKING	162
TOTAL	171

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. SUBJECT PROPERTY LIES ON TAX MAPS 92-03 & 92-07, DAVIDSON COUNTY, TENNESSEE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER: 47037C0211H, DATED: 04/05/2017

5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 TN-811 (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COMPED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THIS SURVEYOR.

8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

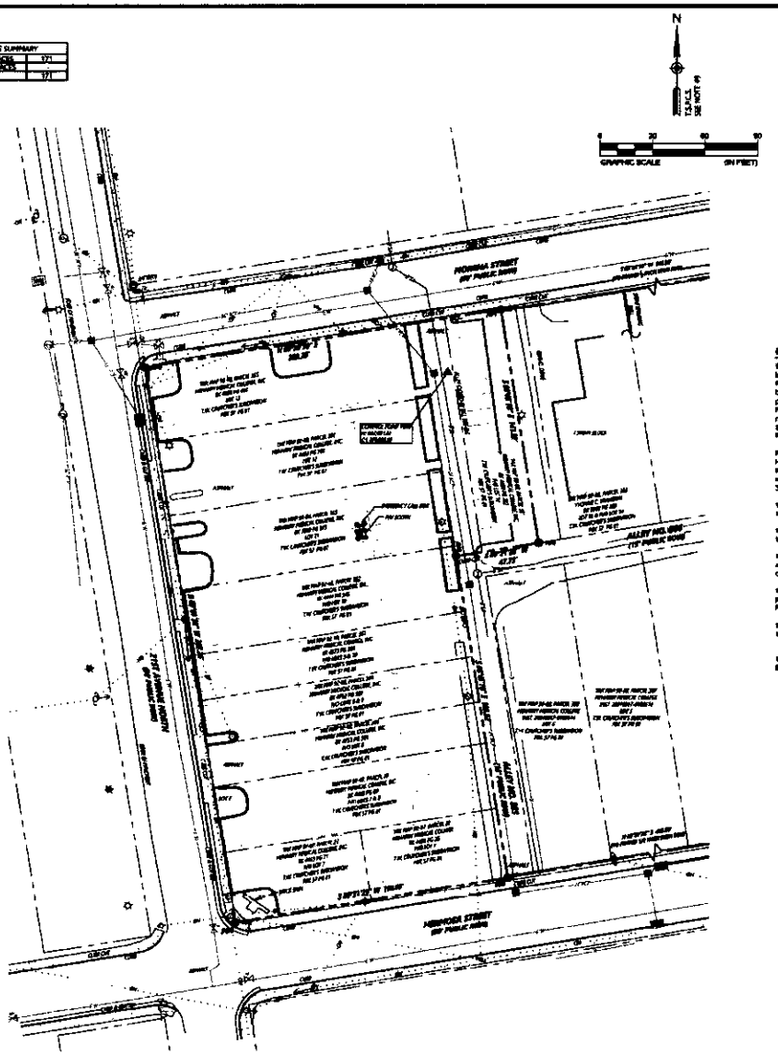
9. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 07/27/2020 UTILIZING TRIMBLE R85 GPS R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) ZONE: 1302. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED +/-0.2'VH-0.2' THE COMBINED GRID FACTOR OF 0.99994717 WAS CALCULATED AT SURVEY CONTROL POINT No. 640, AS SHOWN HEREON

10. SURVEY FIELD DATA COLLECTED ON JULY 27 & 28, 2020.

11. AREA OF 60,945 SQUARE FEET, OR 1.399 ACRES

LEGEND

IRON ROD (FOUND)	○ IRF
IRON PIPE (SET)	● IPS
P.K NAIL (SET)	○ PKS
PROPERTY LINE	
FENCE LINE	x
OVERHEAD POWER LINE	OHP
BUILDING SETBACK LINE	
EASEMENT LINE	
WATER LINE	W
GAS LINE	G
TELEPHONE PEDESTAL	T
TELEPHONE RISER	T R
FIBER OPTIC RISER	F R
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX (GENERIC)	E
ELECTRIC BOX (TRANSFORMER)	E
CURB INLET	
CATCH BASIN	
TREE (DECIDUOUS)	
TREE (CONIFER)	
MAJOR TREE	
CONCRETE	





OVERALL PROPERTY DESCRIPTION

Being a tract of land lying in the 21st Council District, Davidson County, Tennessee, and being Lots 7-13, and a portion of Lot 14 in the T.W. Crutcher's Subdivision as recorded in Plat Book 57, Page 61, Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the west by the eastern right-of-Way (ROW) of 21st Avenue North (50' public Right-of-Way), on the north by the southern ROW of Monroe Street (50' Public ROW), on the east by the remainder of said T.W. Crutcher's Subdivision and by the northern ROW of Alley No. 886 (15' Public ROW), and by the western ROW of Alley No. 885 (15' Public ROW), on the south by the northern ROW of Hermosa Street (50' public ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the intersection of said northern ROW of Hermosa Street and said eastern ROW of 21st Avenue North; thence along said eastern ROW of 21st Avenue North N 09°01'36" W a distance of 587.39' to a point lying on the intersection of said eastern ROW of 21st Avenue North and said southern ROW of Monroe Street;

thence along said southern ROW of Monroe Street N 88°28'56" E a distance of 300.00' to a point on the northeast corner of the herein described tract;

thence leaving said southern ROW of Monroe Street S 09°18'19" E a distance of 141.32' to a point lying on said northern ROW of Alley No. 886;

thence along said northern ROW of Alley No. 886 S 88°51'53" W a distance of 49.75' to a point lying on the intersection of said northern ROW of Alley No. 886 and said eastern of ROW of Abbey No. 885;

thence along said northern ROW of Alley No. 885 S 09°08'19" E a distance of 165.35' to a point lying on the intersection of said eastern ROW of Alley No. 886 and said northern ROW of Hermosa Street;

thence along said northern ROW of Hermosa Street S 88°21'28" W a distance of 250.69' to the point of beginning.

Tract contains 60,945 square feet, or 1.399 acres.
Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S CERTIFICATE

To: Meharry Medical College, Rice Capital Access Program, LLC, Regions Bank, as Trustee, United States Department of Education, Bryant Miller Olive P.C., Fidelity 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 1,2,3,4,6(a),7(a),7(b)(1),7(c),8,9,10(a),11,13,14,16,17,18 & 19 of Table A thereof. The field work was completed on July 27 & 28, 2020

Date of Plat or Map: 07/31/2020

By: _____ Date: 07/31/2020
Jeffrey K. Kinsley, Tennessee Registered Land Surveyor No. 1758

615 GRASSMERE PARK DRIVE
SUITE 300
NASHVILLE, TN 37213
(615) 269-6636
ENGINEERING FIRM
LICENSURE NUMBER: 3-2876

MEHARRY MEDICAL COLLEGE
KRESGE LEARNING RESOURCE CENTER
1005 D.B. TODD JR. BLVD
NASHVILLE, TN 37208
(615) 327-8637

JEFFREY K. KINSLEY
LICENSED
LAND SURVEYOR
STATE OF TENNESSEE
07/31/2020

NO.	DATE	DESCRIPTION	BY	CHK	APP

ALTA / NSPS LAND TITLE SURVEY

PARCEL LOT F

TAX MAP 92-07, PARCELS 28-22 & TAX MAP 92-03, PARCELS 331, 399-365
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROJECT NUMBER
19547-20-867

DATE
07/31/2020

Exhibit B

PROPERTY DESCRIPTION
PARKING LOT F

Being a tract of land lying in the 21st Council District, Davidson County, Tennessee, and being Lots 7-13, and a portion of Lot 14 in the T.W. Crutcher's Subdivision as recorded in Plat Book 57, Page 81, Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the west by the eastern Right-of-Way (ROW) of 21st Avenue North (50' public Right-of-Way), on the north by the southern ROW of Morena Street (50' Public ROW), on the east by the remainder of said T.W. Crutcher's Subdivision and by the northern ROW of Alley No. 586 (15' Public ROW), and by the western ROW of Alley No. 883 (15' Public ROW), on the south by the northern ROW of Hermosa Street (50' public ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the intersection of said northern ROW of Hermosa Street and said eastern ROW of 21st Avenue North; thence along said eastern ROW of 21st Avenue **North N 09°01'38" W a distance of 337.26'** to a point lying on the intersection of said eastern ROW of 21st Avenue North and said southern ROW of Morena Street;

thence along said southern ROW of Morena Street **N 80°28'30" E a distance of 209.33'** to a point on the northeast corner of the herein described tract;

thence leaving said southern ROW of Morena Street **S 08°45'18" E a distance of 141.32'** to a point lying on said northern ROW of Alley No. 586;

thence along said northern ROW of Alley No. 586 **S 80°21'23" W a distance of 47.73'** to a point lying on the intersection of said northern ROW of Alley No. 586 and said western of ROW of Alley No. 883;

thence along said western ROW of Alley No. 883 **S 08°45'18" E a distance of 195.52'** to a point lying on the intersection of said western ROW of Alley No. 883 and said northern ROW of Hermosa Street;

thence along said northern ROW of Hermosa Street **S 80°21'23" W a distance of 160.00'** to the point of beginning.

Tract contains 60,949 square feet, or 1.399 acres.
Bearings based on Tennessee State Plane Coordinate System.