Karen Johnson Davidson County
Batch# 680216 DEEDWARRSP
07/20/2021 03:15:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210720-0097473

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	Map/Parcel Nos. 104-4/23 104-4/25 104-4/27 104-4/28 104-4/29 104-4/30 104-4/31 104-4/33	Same Address as New Owner
This instrument prepared by: Richard F. Warren, Jr., Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation, f/k/as the Board of Discipleship of the United Methodist Church, a Tennessee corporation, as to a ½ undivided interest, and THE GENERAL BOARD OF HIGHER EDUCATION AND MINISTRY OF THE UNITED METHODIST CHURCH, a Tennessee corporation, f/k/a Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation, as to a ½ undivided interest (collectively, the "Grantor"), by these presents hereby sell, assign and quitclaim to VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 2001 Grand Avenue; 2005 Grand Avenue; 2009 Grand Avenue; 2011 Grand Avenue; 2011B Grand Avenue; 2013 Grand Avenue; 406 21st Avenue South; and 1001 19th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Karen P Ward
Affiant

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

Subscribed and sworn to before me this 13th day of July, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2022

4852-0982-5521.1

The Property is conveyed subject to the real estate taxes for the year 2021 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 13th day of July, 2021.

GRANTOR:

GENERAL BOARD OF HIGHER EDUCATION AND MINISTRY OF THE UNITED METHODIST CHURCH, a Tennessee corporation

By: Karen P Ward
Name: Karen P. Ward.
Title: Chief Admin Office

GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation

By: Janet Jamieson
Name: Janet Jamieson
Title: CFO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Karen P. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Admin Office of the GENERAL BOARD OF HIGHER EDUCATION AND MINISTRY OF THE UNITED METHODIST CHURCH, a Tennessee corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of July, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2021

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

4852-0982-5521.1

202107200097473

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Janet Jamieson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the CFO of the GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of July, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

4852-0982-5521.1

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY JEFF K. KIMBRO, RLS NO. 1756, S&ME, NASHVILLE, TN, DATED JUNE 1, 2021 AS FOLLOWS:

BEING TWO TRACTS LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT NUMBER 1 OF THE O. B. HAYES PLAN, AS RECORDED IN PLAT BOOK 21, PAGE 87, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC); LOT NUMBERS 1, 2 AND 3 ON THE FINAL PLAT OF W. F. DAVIS PROPERTY, AS RECORDED IN BOOK 2, PAGE 124, CHANCERY COURT OF DAVIDSON COUNTY; LOT NUMBERS 5, 6, 7 AND 8 AND LOT NUMBERS 38-44 INCLUSIVE OF THE C. A. R. THOMPSON SUBDIVISION, AS RECORDED IN PLAT BOOK 161, PAGE 83, RODC; A 15-FOOT ALLEY BEING ALONG THE REAR LINES OF LOT NUMBERS 38-44 INCLUSIVE OF THE SAID C. A. R. THOMPSON SUBDIVISION; DESCRIBED IN TWO TRACTS AS FOLLOWS:

TRACT 1:

TRACT BEING BOUNDED ON THE EAST BY THE WESTERN RIGHT-OF-WAY (R-O-W) OF 19TH AVENUE SOUTH; ON THE SOUTH BY THE NORTHERN R-O-W OF SCARRITT PLACE; ON THE WEST BY THE EASTERN R-O-W OF ALLEY NUMBER 447; AND ON THE NORTH BY THE SOUTHERN R-O-W OF GRAND AVENUE. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERN R-O-W OF SAID GRAND AVENUE AND THE WESTERN R-O-W OF SAID 19TH AVENUE SOUTH; THENCE WITH THE WESTERN R-O-W OF SAID 19TH AVENUE SOUTH, SOUTH 09°04'24" WEST 446.50 FEET TO A FOUND PKNAIL; THENCE WITH THE NORTHERN R-O-W OF SAID SCARRITT PLACE, NORTH 82°33'42" WEST 431.50 FEET TO A POINT; THENCE WITH THE EASTERN R-O-W OF SAID ALLEY NUMBER 447, NORTH 07°14'39" EAST 445.04 FEET TO A POINT; THENCE WITH THE SOUTHERN R-O-W OF SAID GRAND AVENUE, SOUTH 82°43'34" EAST 445.75 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 195,482 SQUARE FEET OR 4.49 ACRES.

TRACT 2:

TRACT BEING BOUNDED ON THE WEST BY THE EASTERN R-O-W OF 21ST AVENUE SOUTH; ON THE NORTH BY LAGASSE PROPERTIES, LLC AS RECORDED IN INSTRUMENT NUMBER 20120104-0000945, RODC; ON THE EAST BY THE WESTERN R-O-W OF SAID ALLEY NUMBER 447; AND ON THE SOUTH BY MINDY WRIGHT AS RECORDED IN INSTRUMENT NUMBER 20121219-0116935, RODC. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING LYING ON THE EASTERN R-O-W OF SAID 21ST AVENUE SOUTH, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID MINDY WRIGHT; THENCE WITH THE EASTERN R-O-W OF SAID 21ST AVENUE SOUTH, NORTH 07°14'39" EAST 197.71 FEET TO A POINT; THENCE SOUTH 82°45'21" EAST 162.00 FEET TO A POINT; THENCE WITH THE WESTERN R-O-W OF SAID ALLEY NUMBER 447, SOUTH 07°14'39" WEST 197.71 FEET TO A POINT; THENCE NORTH 82°45'21" WEST 162.00 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 32,029 SQUARE FEET OR 0.74 ACRES.

Being a portion of the property conveyed to the Board of Education of the Methodist Church by deed from Scarritt College for Christian Workers, a Tennessee corporation, of record in Book 3938, Page 121, Register's Office for Davidson County, Tennessee, and being the same property conveyed to said Board by deeds from Scarritt College for Christian Workers, a Tennessee corporation, of record in Book 1812, Page 469, and Book 3179, Page 243; by deed from Virginia Campbell Johns of record in Book 1812, Page 47; by deed from Clarence T. Connell of record in Book 1728, Page 67; by deed from Disciples Foundation, Inc., a Tennessee corporation, in Book 2640, Page 55; by deed from Tennessee Congress of Parent and Teachers, Inc., a Tennessee corporation, of record in Book 3026, Page 617; and by deed from A. Marc LaGasse and wife, Mary Pitt LaGasse, of record in Book 2443, Page 15, all in the Register's Office for Davidson County, Tennessee.

An undivided one-half interest was conveyed to the Board of Discipleship of the United Methodist Church, a Tennessee corporation, by Quitclaim Deed from the Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation, formerly known as the Board of Education of the Methodist Church, a Tennessee corporation, of record in Book 5260, Page 879, in the Register's Office for Davidson County, Tennessee.

The Board of Discipleship of the United Methodist Church, a Tennessee corporation, having since changed its name to the General Board of Discipleship of the United Methodist Church, a Tennessee corporation, as shown by Articles of Amendment of record in Book 6710, Page 358, Register's Office for Davidson County, Tennessee.

The Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation, is now known as the General Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation.

Tennessee Certification of Electronic Document

I, Yale Riley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21 (date of document).

Affiant Signature

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this _____ day of _____, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY